

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Wedgewood/Bryant/45

Previous Physical Inspection: 2002

Improved Sales:

Number of Sales: 779

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$188,200	\$167,300	\$355,500	\$385,500	92.2%	11.17%
2005 Value	\$201,000	\$179,800	\$380,800	\$385,500	98.8%	11.03%
Change	+\$12,800	+\$12,500	+\$25,300		+6.6%	-0.14%
% Change	+6.8%	+7.5%	+7.1%		+7.2%	-1.25%

COV* is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.14% and -1.25% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$190,200	\$164,300	\$354,500
2005 Value	\$203,100	\$177,500	\$380,600
Percent Change	+6.8%	+8.0%	+7.4%

Number of one to three unit residences in the Population: 6413

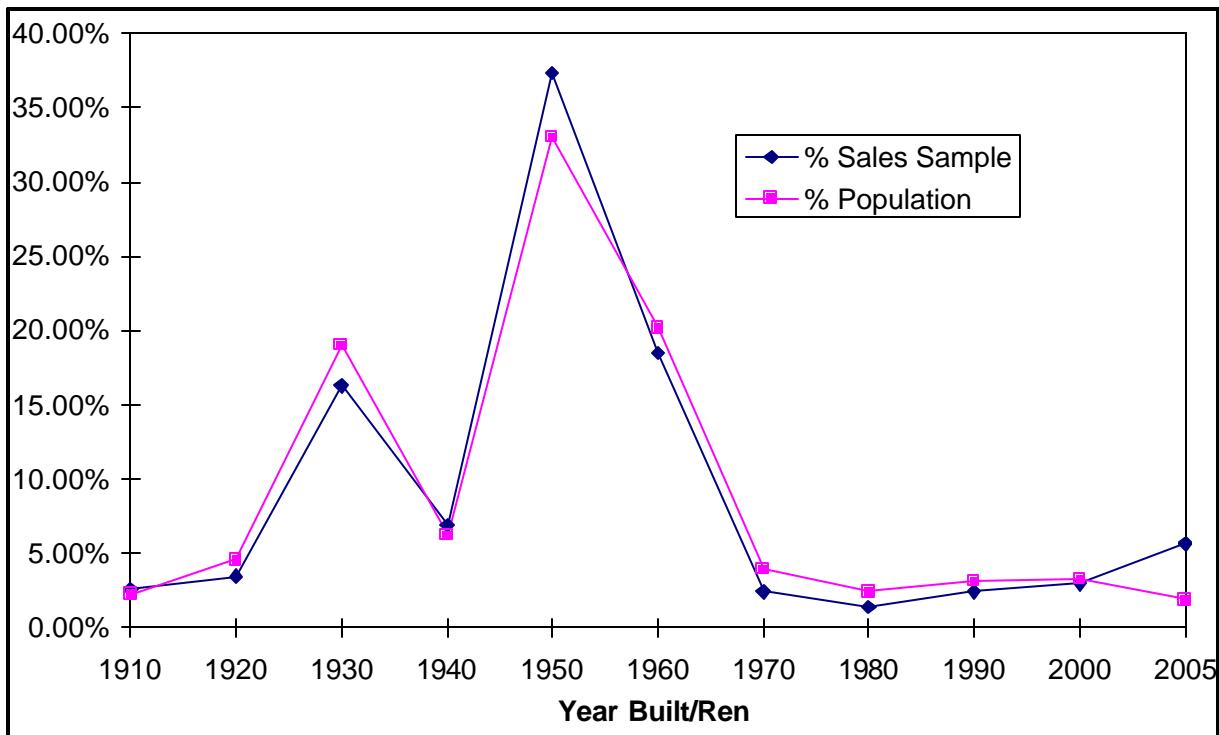
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with moderate traffic, those with improvements built or renovated after 2001 and those with two story/basement improvements built or renovated prior to 2002 had higher assessment ratios than other parcels and were adjusted upward less than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	20	2.57%
1920	27	3.47%
1930	127	16.30%
1940	54	6.93%
1950	291	37.36%
1960	144	18.49%
1970	19	2.44%
1980	11	1.41%
1990	19	2.44%
2000	23	2.95%
2005	44	5.65%
	779	

Population		
Year Built/Ren	Frequency	% Population
1910	145	2.26%
1920	294	4.58%
1930	1220	19.02%
1940	398	6.21%
1950	2117	33.01%
1960	1296	20.21%
1970	253	3.95%
1980	156	2.43%
1990	203	3.17%
2000	211	3.29%
2005	120	1.87%
	6413	

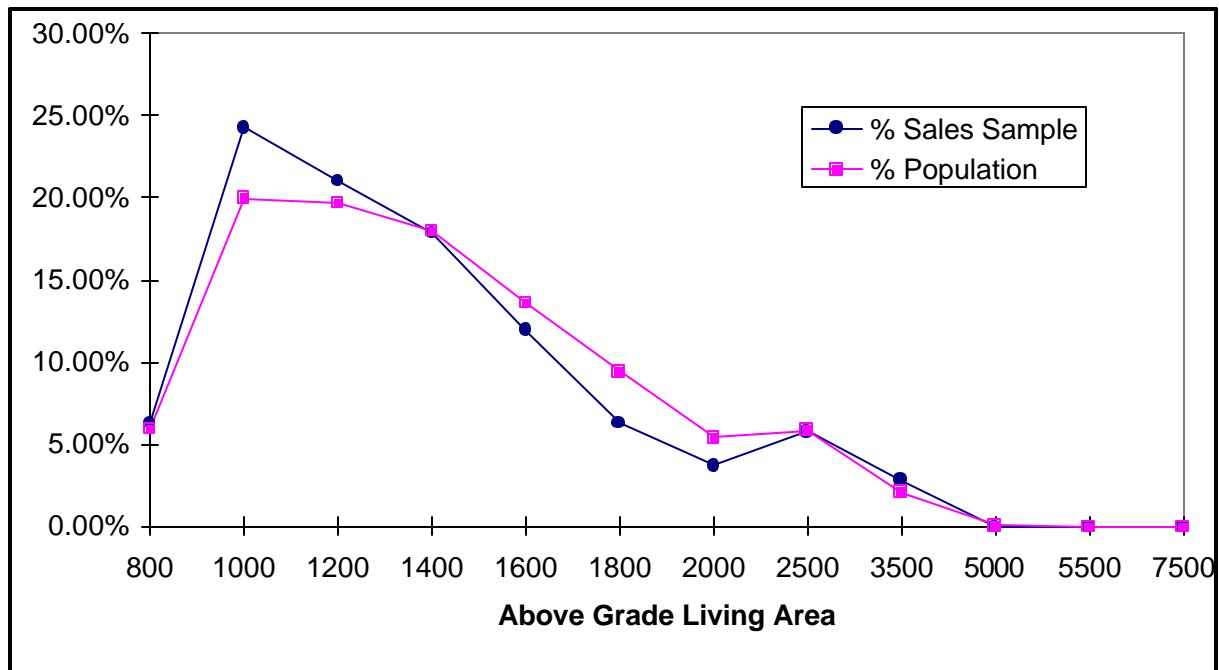


Sales of new homes built in the last five years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
800	49	6.29%
1000	189	24.26%
1200	164	21.05%
1400	139	17.84%
1600	93	11.94%
1800	49	6.29%
2000	29	3.72%
2500	45	5.78%
3500	22	2.82%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	779	

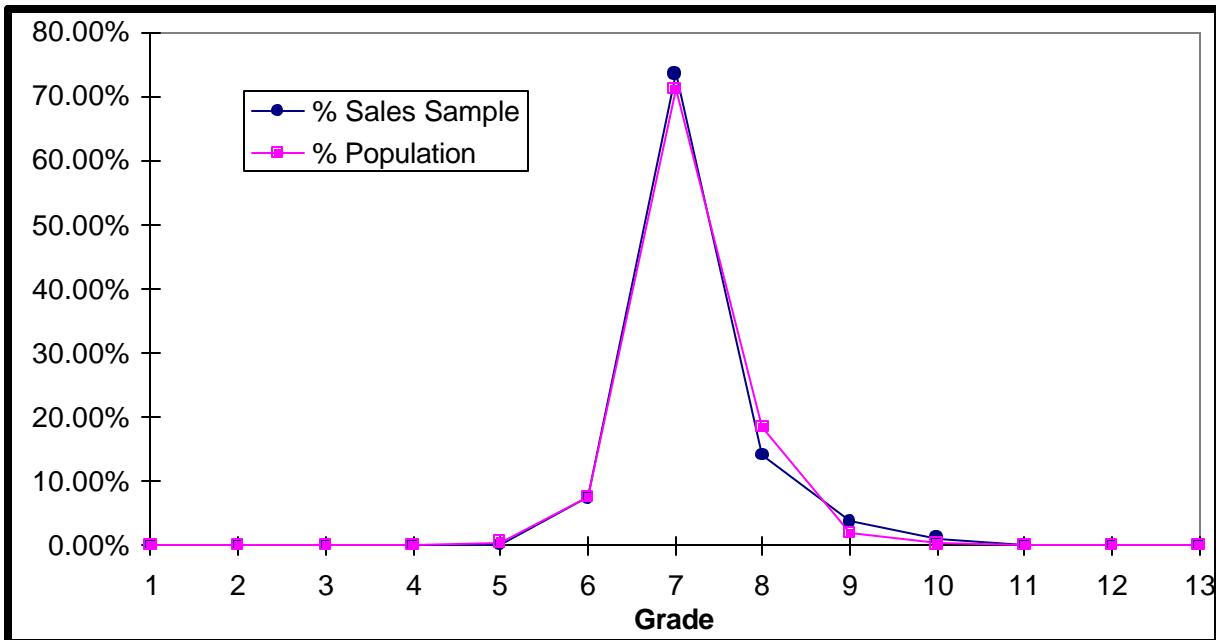
Population		
AGLA	Frequency	% Population
800	381	5.94%
1000	1281	19.98%
1200	1264	19.71%
1400	1152	17.96%
1600	871	13.58%
1800	604	9.42%
2000	347	5.41%
2500	376	5.86%
3500	133	2.07%
5000	4	0.06%
5500	0	0.00%
7500	0	0.00%
	6413	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

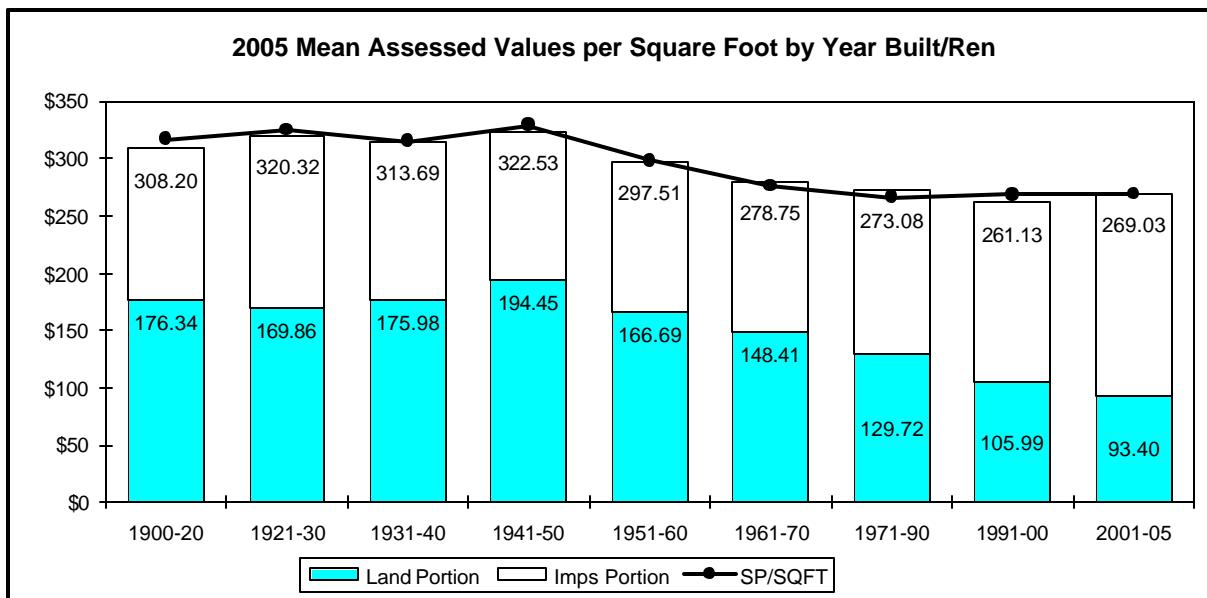
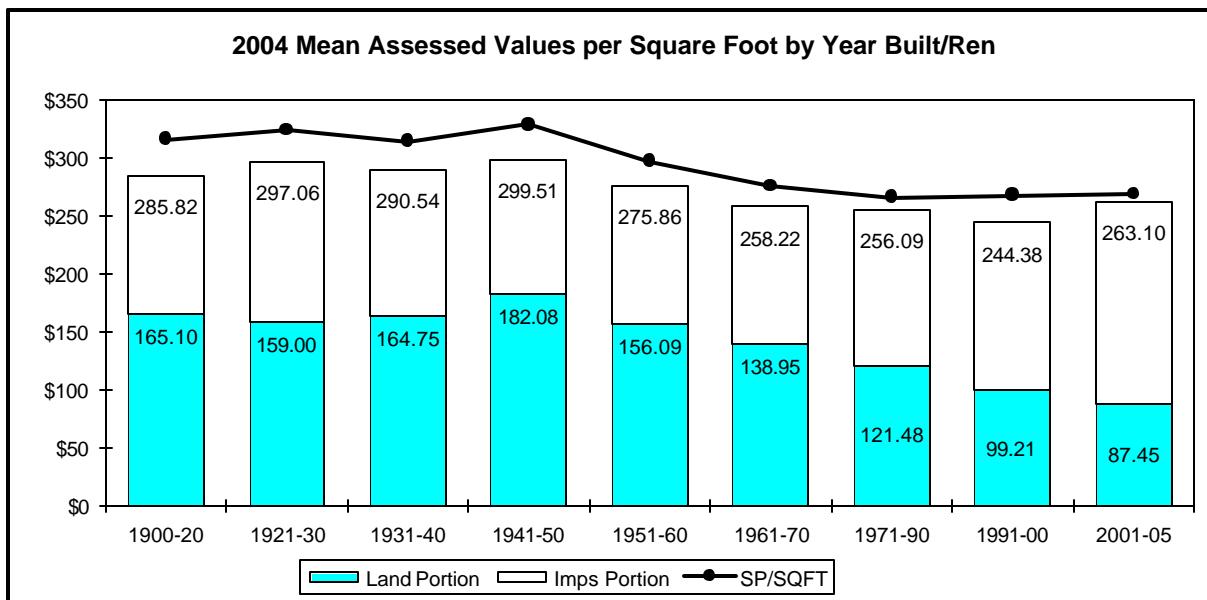
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	33	0.51%
6	58	7.45%	6	491	7.66%
7	573	73.56%	7	4561	71.12%
8	110	14.12%	8	1184	18.46%
9	29	3.72%	9	128	2.00%
10	9	1.16%	10	14	0.22%
11	0	0.00%	11	2	0.03%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		779			6413



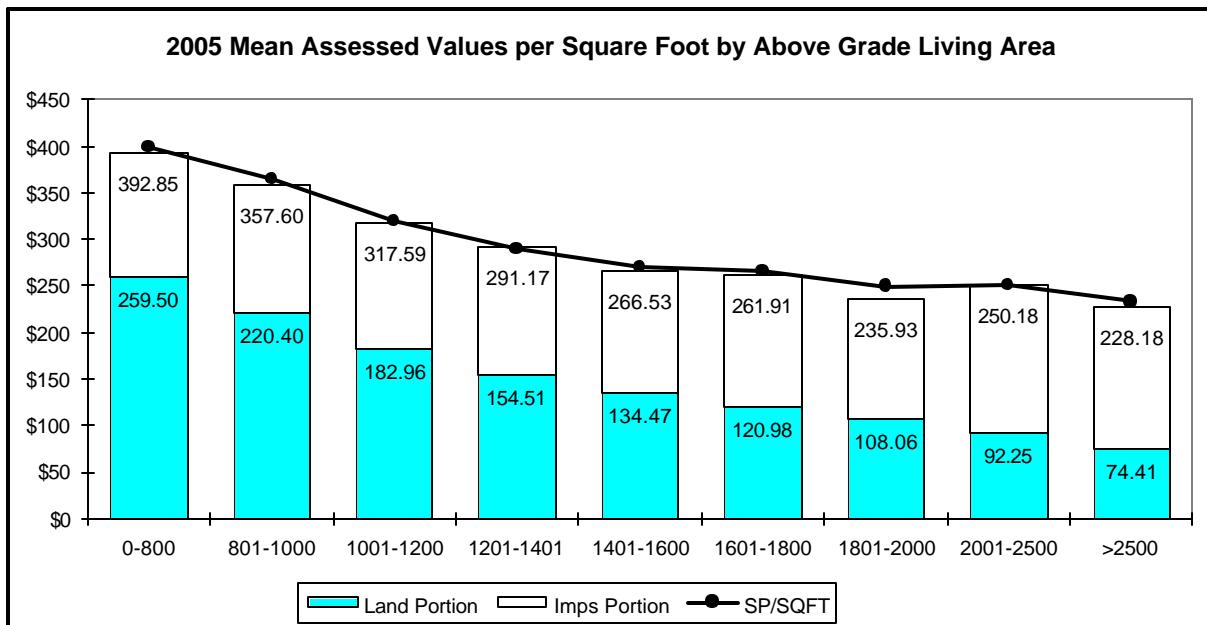
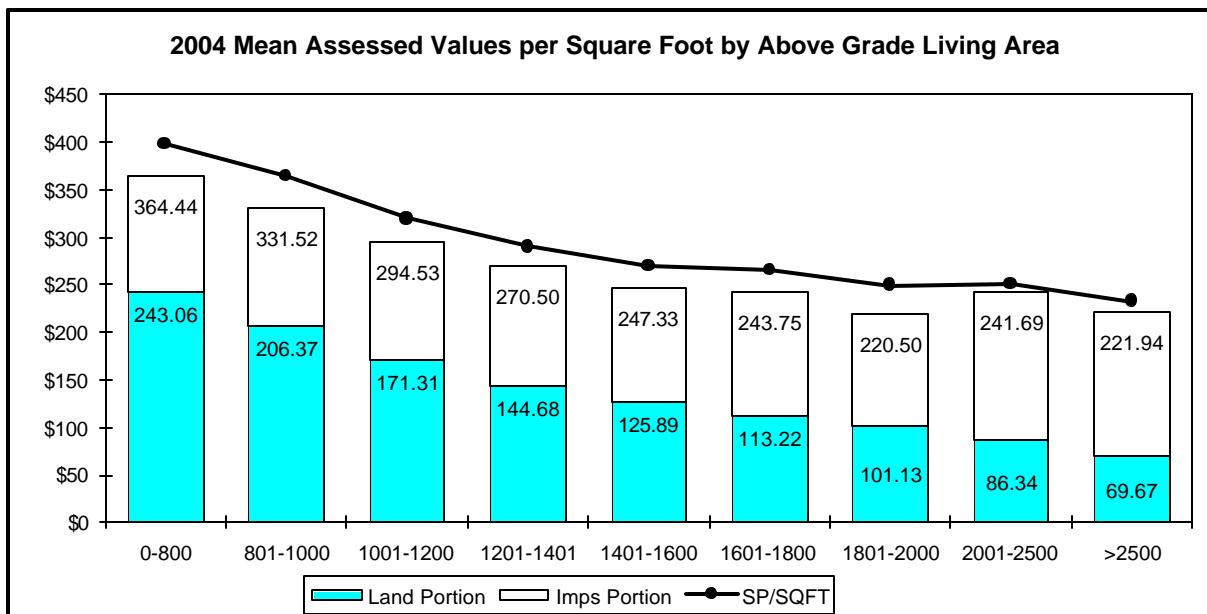
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



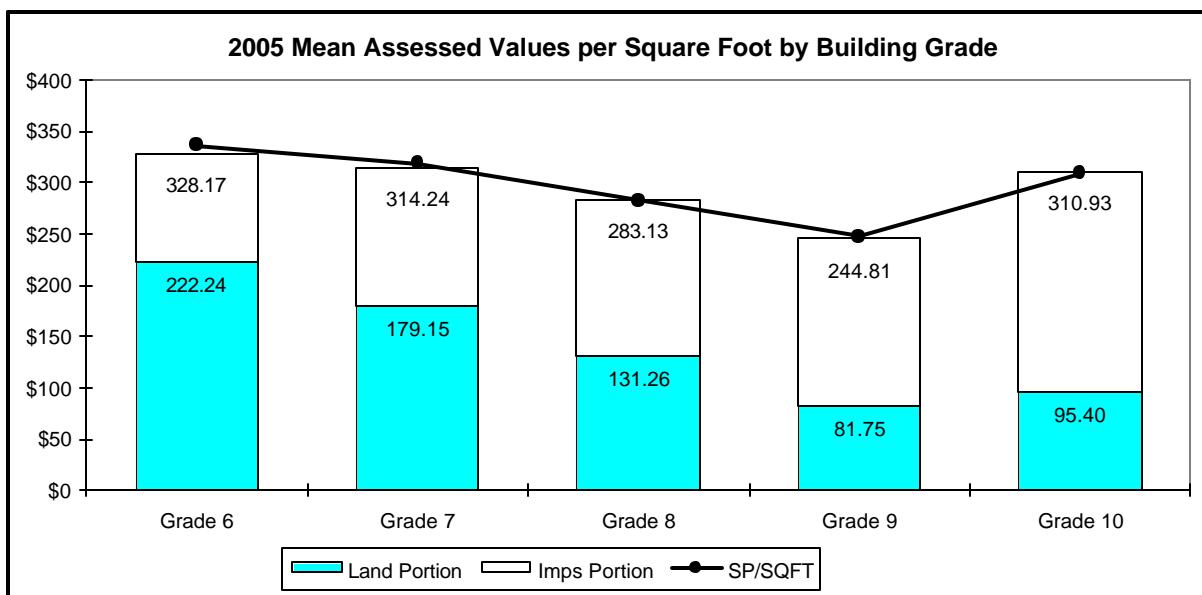
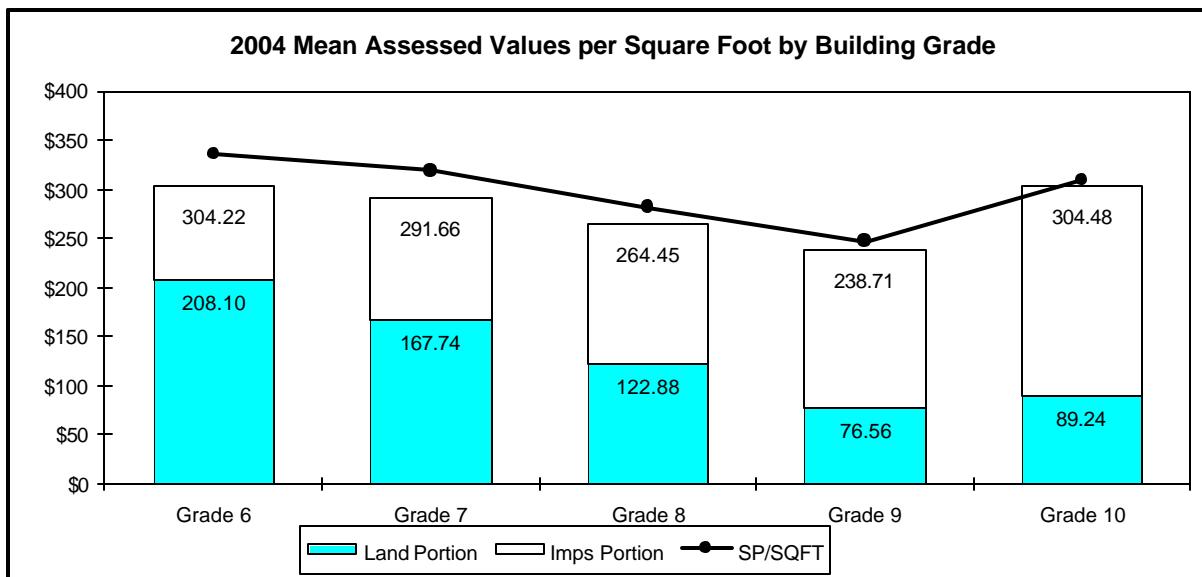
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not sufficient vacant land sales to derive a market adjustment, so the total % change for improved parcels was used. This resulted in an overall 6.8% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.071, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 779 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, parcels with moderate traffic, those with improvements built or renovated after 2001 and those with two story/basement improvements built or renovated prior to 2002 had higher assessment ratios than other parcels and were adjusted upward less than others.

The derived adjustment formula is:

$$\text{2005 Total Value} = \text{2004 Total Value} / (9232109) + (0.04637802 \text{ if two story basement house built or renovated prior to 2002}) + (0.06414358 \text{ if house built or renovated after 2001}) + (.032052 \text{ if parcel with moderate traffic})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, apply the model.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the total % change as indicated by the sales sample is used to arrive at a new total value. (Previous total value * 1.071) – new land value = new improvement value.
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, apply the model.

Mobile Home Update

There are no mobile homes in area 45.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 45 Annual update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.32%

Two story basement

houses built or renovated	Yes
prior to 2002	

% Adjustment	-5.18%
--------------	--------

Houses built or renovated	Yes
after 2001	

% Adjustment	-7.04%
--------------	--------

Moderate Traffic	Yes
-------------------------	------------

% Adjustment	-3.63%
--------------	--------

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

This model corrects for these strata differences.

87% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	58	0.904	0.975	7.9%	0.945	1.006
7	573	0.914	0.985	7.7%	0.975	0.994
8	110	0.939	1.002	6.8%	0.983	1.022
9	29	0.965	0.990	2.6%	0.962	1.018
10	9	0.987	1.006	1.9%	0.949	1.063
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1910	20	0.894	0.963	7.7%	0.890	1.035
1911-1920	27	0.913	0.985	7.9%	0.940	1.029
1921-1930	127	0.913	0.983	7.7%	0.962	1.004
1931-1940	54	0.925	0.999	8.0%	0.967	1.031
1941-1950	291	0.909	0.978	7.7%	0.966	0.991
1951-1960	144	0.927	0.999	7.8%	0.981	1.017
1961-1990	49	0.942	1.008	7.0%	0.979	1.037
1991-2000	23	0.921	0.982	6.6%	0.929	1.034
>2000	44	0.977	0.996	2.0%	0.975	1.017
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	564	0.925	0.988	6.9%	0.979	0.997
Good	180	0.923	0.995	7.8%	0.978	1.012
Very Good	35	0.888	0.953	7.4%	0.910	0.996
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	496	0.916	0.988	7.9%	0.978	0.998
1.5	189	0.912	0.985	8.0%	0.969	1.001
>1.5	94	0.958	0.991	3.4%	0.972	1.009

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<801	49	0.914	0.986	7.8%	0.951	1.020
0801-1000	189	0.909	0.981	7.9%	0.965	0.996
1001-1200	164	0.922	0.994	7.8%	0.976	1.011
1201-1400	139	0.932	1.003	7.6%	0.984	1.022
1401-1600	93	0.915	0.986	7.8%	0.965	1.008
1601-1800	49	0.915	0.983	7.5%	0.949	1.016
1801-2000	29	0.884	0.945	7.0%	0.900	0.991
2001-2500	45	0.962	0.996	3.5%	0.969	1.022
>2500	22	0.953	0.980	2.8%	0.943	1.017
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	754	0.921	0.987	7.2%	0.979	0.994
Yes	25	0.959	1.016	5.9%	0.968	1.065
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	779	0.922	0.988	7.1%	0.980	0.996
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	134	0.920	0.987	7.3%	0.967	1.006
3	189	0.932	0.998	7.1%	0.982	1.015
6	456	0.919	0.983	7.0%	0.974	0.993
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	15	0.918	0.978	6.5%	0.918	1.038
3000-5000	311	0.925	0.989	6.9%	0.976	1.001
5001-8000	395	0.920	0.988	7.3%	0.977	0.998
8001-10000	40	0.930	1.000	7.5%	0.964	1.035
>10000	18	0.908	0.963	6.0%	0.911	1.014

Area 45 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is .988.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

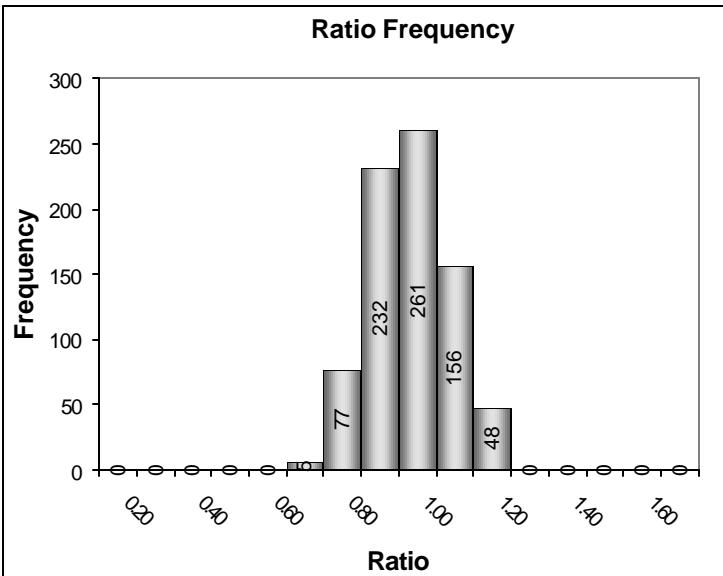
It is difficult to draw valid conclusions when the sales count is low.

2 Story w/Bsmt & Year Built/Ren <2002	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	750	0.920	0.988	7.3%	0.980	0.996
Yes	29	0.957	0.985	2.9%	0.951	1.019
Year Built/Renovated >2001	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	744	0.917	0.987	7.6%	0.979	0.995
Yes	35	0.986	0.996	1.0%	0.974	1.019
Moderate Traffic	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	716	0.920	0.988	7.3%	0.980	0.996
Yes	63	0.949	0.987	4.1%	0.959	1.015

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW/3	Lien Date: 01/01/2004	Date of Report: 2/24/2005	Sales Dates: 1/2003 - 12/2004
Area Wedgwood/Bryant	Appr ID: PWAL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 779			
Mean Assessed Value	355,500		
Mean Sales Price	385,500		
Standard Deviation AV	90,868		
Standard Deviation SP	100,626		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.930		
Median Ratio	0.924		
Weighted Mean Ratio	0.922		
UNIFORMITY			
Lowest ratio	0.677		
Highest ratio:	1.180		
Coefficient of Dispersion	9.21%		
Standard Deviation	0.104		
Coefficient of Variation	11.17%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.913		
Upper limit	0.933		
95% Confidence: Mean			
Lower limit	0.923		
Upper limit	0.938		
SAMPLE SIZE EVALUATION			
N (population size)	6413		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.104		
Recommended minimum:	17		
Actual sample size:	779		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	410		
# ratios above mean:	369		
z:	1.469		
Conclusion:	Normal*		
*i.e. no evidence of non-normality			



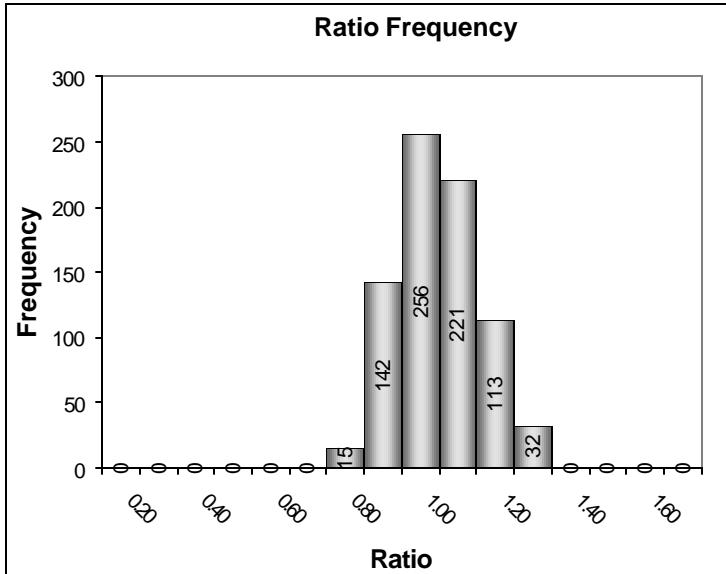
COMMENTS:

1 to 3 Unit Residences throughout area 45

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW/3	Lien Date: 01/01/2005	Date of Report: 2/24/2005	Sales Dates: 1/2003 - 12/2004
Area Wedgwood/Bryant	Appr ID: PWAL	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i>			
<i>Mean Assessed Value</i>	380,800		
<i>Mean Sales Price</i>	385,500		
<i>Standard Deviation AV</i>	91,289		
<i>Standard Deviation SP</i>	100,626		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.999		
<i>Median Ratio</i>	0.991		
<i>Weighted Mean Ratio</i>	0.988		
UNIFORMITY			
<i>Lowest ratio</i>	0.733		
<i>Highest ratio:</i>	1.276		
<i>Coefficient of Dispersion</i>	9.01%		
<i>Standard Deviation</i>	0.110		
<i>Coefficient of Variation</i>	11.03%		
<i>Price Related Differential (PRD)</i>	1.011		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.980		
<i>Upper limit</i>	1.002		
95% Confidence: Mean			
<i>Lower limit</i>	0.991		
<i>Upper limit</i>	1.006		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	6413		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.110		
Recommended minimum:	19		
<i>Actual sample size:</i>	779		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	410		
# ratios above mean:	369		
<i>Z:</i>	1.469		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 45.

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092504	9360	7/15/04	\$365,000	590	260	6	1926	4	3881	N	N	5527 28TH AV NE
002	243620	0015	7/13/04	\$328,500	700	520	6	1923	4	4000	N	N	4765 35TH AV NE
002	243620	0480	2/12/04	\$240,000	700	0	6	1960	4	2905	N	N	3017 NE 50TH ST
002	243620	0310	1/14/04	\$252,200	710	0	6	1941	3	4000	N	N	4732 UNIVERSITY VIEW PL NE
002	186990	0090	2/13/03	\$243,000	720	0	6	1948	4	2900	N	N	6241 35TH AV NE
002	186890	2056	5/6/04	\$295,500	800	300	6	1904	3	3750	N	N	6214 27TH AV NE
002	186890	2155	5/5/04	\$365,000	840	840	6	1906	4	3125	N	N	6237 29TH AV NE
002	243620	0215	10/31/03	\$289,850	850	0	6	1919	3	3700	N	N	4769 34TH AV NE
002	186890	0405	5/6/03	\$320,000	860	0	6	1910	3	3750	N	N	6043 30TH AV NE
002	186890	2175	10/13/04	\$260,000	880	0	6	1908	3	3750	N	N	6243 29TH AV NE
002	092504	9376	6/19/03	\$289,900	900	0	6	1950	4	4480	N	N	2722 NE BLAKELY ST
002	186890	2490	7/12/04	\$372,450	900	0	6	1921	4	5000	N	N	6241 30TH AV NE
002	092504	9202	7/10/04	\$329,000	910	0	6	1916	4	4059	N	N	5515 28TH AV NE
002	186890	2195	5/24/04	\$358,000	920	0	6	1908	3	3750	Y	N	6251 29TH AV NE
002	186890	0165	10/13/03	\$373,500	960	300	6	1922	4	3750	N	N	6048 31ST AV NE
002	243620	0585	8/5/03	\$295,000	1010	0	6	1924	4	3600	N	N	3050 NE BLAKELY ST
002	186890	3560	7/23/03	\$315,511	1010	500	6	1918	4	5000	N	N	6227 34TH AV NE
002	186890	0475	7/15/04	\$405,500	1150	120	6	1910	4	3750	N	N	6050 29TH AV NE
002	187040	0240	3/9/04	\$367,000	1180	0	6	1925	3	4000	N	N	6020 34TH AV NE
002	186890	0655	2/5/03	\$352,000	1220	0	6	1910	4	3000	N	N	6011 29TH AV NE
002	919120	1250	9/23/03	\$340,000	1400	0	6	1914	3	3750	N	N	5519 27TH AV NE
002	092504	9026	10/31/03	\$439,000	1590	0	6	1901	5	4945	N	N	5730 27TH AV NE
002	187040	0835	10/29/03	\$280,000	640	0	7	1918	3	3000	N	N	3206 NE 60TH ST
002	243620	0550	10/1/03	\$265,250	710	0	7	1942	3	4000	N	N	4807 UNIVERSITY VIEW PL NE
002	882790	0035	12/12/03	\$285,000	720	300	7	1943	3	4440	N	N	5735 35TH AV NE
002	186890	1996	6/2/04	\$262,200	770	0	7	1950	3	2925	N	N	6257 28TH AV NE
002	243620	0175	12/1/03	\$305,000	770	0	7	1941	4	4000	N	N	4756 34TH AV NE
002	243620	0180	7/2/04	\$322,000	790	0	7	1946	4	4000	N	N	4760 34TH AV NE
002	919120	1880	6/25/03	\$269,000	810	0	7	1948	3	5000	N	N	5301 27TH AV NE
002	092504	9369	5/27/03	\$390,000	820	0	7	1947	4	5500	N	N	5211 29TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	186890	1120	5/6/03	\$427,700	840	840	7	1926	4	3300	N	N	6040 27TH AV NE
002	919120	1731	6/29/04	\$342,000	840	0	7	1950	3	3700	N	N	5140 26TH AV NE
002	919120	1740	8/20/03	\$350,000	840	300	7	1950	3	3700	N	N	5136 26TH AV NE
002	919120	1395	10/3/03	\$257,500	860	0	7	1926	4	3300	N	N	5522 25TH AV NE
002	243620	0410	4/3/03	\$332,000	870	150	7	1946	3	4000	N	N	4806 UNIVERSITY VIEW PL NE
002	182480	0160	10/22/04	\$354,950	880	440	7	1926	4	3300	N	N	6031 26TH AV NE
002	882790	0935	11/19/03	\$349,500	880	0	7	1920	4	4480	N	N	5540 30TH AV NE
002	677820	0040	6/4/03	\$318,000	880	130	7	1926	4	3192	N	N	2815 NE 60TH ST
002	919120	0445	9/4/03	\$287,500	900	400	7	1925	3	3750	N	N	5714 25TH AV NE
002	186890	0805	3/16/04	\$370,000	920	0	7	1942	4	5000	N	N	6040 28TH AV NE
002	773110	0020	8/15/03	\$340,000	930	0	7	1919	4	4320	N	N	5718 29TH AV NE
002	919120	0350	7/26/04	\$313,000	930	380	7	1925	4	4000	N	N	5752 25TH AV NE
002	919120	1385	7/29/04	\$302,500	930	0	7	1926	4	3400	N	N	5524 25TH AV NE
002	919120	0435	10/10/03	\$278,000	950	500	7	1925	4	3750	N	N	5718 25TH AV NE
002	919120	0565	4/28/04	\$415,000	960	0	7	1925	3	5000	N	N	5737 26TH AV NE
002	186890	1245	1/29/03	\$300,000	960	0	7	1926	4	3000	N	N	6007 27TH AV NE
002	809110	0325	7/20/04	\$438,000	990	0	7	1912	4	3700	N	N	2708 NE 53RD ST
002	919120	0625	5/8/03	\$306,250	990	160	7	1924	3	5500	N	N	5765 26TH AV NE
002	186990	0045	9/1/04	\$340,000	1060	0	7	1956	3	2950	N	N	6221 35TH AV NE
002	809110	0120	6/30/04	\$345,000	1070	230	7	1983	3	2750	N	N	2860 NE 54TH ST
002	243620	0655	6/21/04	\$354,000	1070	870	7	1947	3	4674	N	N	4753 UNIVERSITY VIEW PL NE
002	882790	0550	1/9/03	\$356,000	1070	150	7	1923	4	4480	N	N	5736 30TH AV NE
002	882790	1395	10/15/03	\$314,900	1080	0	7	1940	3	4480	N	N	5508 34TH AV NE
002	186890	0775	1/14/03	\$325,000	1080	720	7	1942	3	5000	N	N	2803 NE 62ND ST
002	092504	9224	6/16/04	\$434,500	1090	720	7	1993	3	3482	N	N	5757 30TH AV NE
002	186890	3130	2/5/03	\$320,000	1090	0	7	1922	3	5000	N	N	6248 31ST AV NE
002	919120	1900	6/4/03	\$343,000	1110	670	7	1920	3	3500	N	N	5315 27TH AV NE
002	182480	0140	11/6/03	\$334,000	1150	0	7	1926	3	3400	N	N	6035 26TH AV NE
002	882790	0750	4/28/03	\$313,000	1150	140	7	1927	3	6102	N	N	5519 30TH AV NE
002	186940	0125	3/3/04	\$409,950	1160	920	7	1949	3	5000	N	N	3005 NE 62ND ST
002	186890	2305	6/23/03	\$372,000	1160	0	7	1925	3	3750	N	N	6234 28TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	186940	0185	10/10/03	\$390,000	1170	260	7	1937	3	5000	N	N	6036 30TH AV NE
002	882790	0145	10/20/03	\$345,000	1180	170	7	1924	3	4480	N	N	5744 34TH AV NE
002	092504	9189	8/20/03	\$320,000	1180	810	7	1916	3	4000	N	N	6019 26TH AV NE
002	919120	1790	6/28/04	\$446,500	1190	0	7	1908	4	2500	N	N	5114 26TH AV NE
002	882790	0175	3/27/03	\$465,000	1200	0	7	1926	5	3540	N	N	5756 34TH AV NE
002	773110	0030	6/2/03	\$356,006	1200	650	7	1908	3	5400	N	N	5710 29TH AV NE
002	243620	0255	8/24/04	\$505,000	1220	590	7	1927	4	4000	N	N	4737 34TH AV NE
002	186890	0855	7/28/04	\$418,000	1230	0	7	1924	4	4500	N	N	6020 28TH AV NE
002	092504	9266	5/25/04	\$400,000	1240	760	7	1925	4	3650	N	N	6061 26TH AV NE
002	187040	0050	3/24/04	\$337,000	1250	220	7	1988	3	1554	N	N	6021 35TH AV NE
002	919120	1105	7/7/04	\$410,000	1250	610	7	1978	3	5000	N	N	5520 26TH AV NE
002	919120	1720	12/26/03	\$314,000	1250	0	7	1925	3	3700	N	N	5146 26TH AV NE
002	243620	0261	4/15/03	\$315,000	1280	0	7	1937	4	4000	N	N	4733 34TH AV NE
002	186890	2620	7/28/03	\$565,000	1290	1290	7	2000	3	3600	N	N	6230 29TH AV NE
002	186890	0225	7/22/03	\$310,000	1290	500	7	1962	3	5000	N	N	6028 31ST AV NE
002	809110	0005	6/8/04	\$385,000	1310	0	7	1914	4	3500	N	N	5408 27TH AV NE
002	919120	1895	10/10/03	\$425,000	1310	360	7	2003	3	2500	N	N	5311 27TH AV NE
002	186940	0005	11/18/03	\$439,000	1320	290	7	1951	3	5000	N	N	3010 NE 60TH ST
002	186890	3140	12/1/04	\$460,000	1330	0	7	1923	4	5000	N	N	6242 31ST AV NE
002	092504	9359	4/26/04	\$375,000	1330	310	7	1926	3	3697	N	N	5531 28TH AV NE
002	186890	1150	10/27/03	\$468,000	1350	380	7	1925	3	4000	N	N	6028 27TH AV NE
002	187040	0735	2/10/03	\$450,000	1360	930	7	1916	3	3800	N	N	6048 32ND AV NE
002	243620	0265	9/5/03	\$470,500	1360	720	7	1937	5	4000	N	N	4731 34TH AV NE
002	809110	0215	5/30/03	\$375,000	1380	0	7	1909	3	4000	N	N	2817 NE 54TH ST
002	186890	0565	7/9/03	\$414,000	1390	0	7	1925	5	3000	N	N	6016 29TH AV NE
002	186890	1790	8/7/03	\$379,000	1390	0	7	1925	4	3300	N	N	6218 26TH AV NE
002	919120	0990	3/11/03	\$405,000	1410	0	7	1925	3	4000	N	N	5757 27TH AV NE
002	186890	3090	12/8/04	\$340,000	1440	0	7	1926	3	2500	N	N	3113 NE 65TH ST
002	186890	1780	4/16/03	\$441,000	1440	0	7	1925	4	3500	N	N	6220 26TH AV NE
002	882790	1020	3/18/04	\$515,000	1470	0	7	1911	4	4480	N	N	5515 33RD AV NE
002	919120	0770	5/8/03	\$432,000	1470	250	7	1926	4	3750	N	N	5726 26TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	092504	9295	9/12/03	\$331,000	1480	0	7	1924	3	4400	N	N	2910 NE 52ND ST
002	919120	1940	6/29/04	\$380,000	1490	0	7	1923	4	3500	N	N	5325 27TH AV NE
002	243620	0335	8/1/03	\$505,000	1510	0	7	1991	3	4000	N	N	4822 33RD AV NE
002	092504	9304	7/16/04	\$407,000	1520	0	7	1926	3	4000	N	N	6216 25TH AV NE
002	919120	0390	11/6/04	\$405,000	1520	1040	7	1930	4	3500	N	N	5738 25TH AV NE
002	882790	0810	9/9/03	\$424,000	1520	0	7	1913	3	4480	N	N	5549 31ST AV NE
002	919120	1055	9/30/04	\$479,950	1550	440	7	1940	3	5000	N	N	5544 26TH AV NE
002	186890	3080	5/22/03	\$400,000	1550	300	7	1928	3	3750	N	N	6251 32ND AV NE
002	919120	1055	3/11/04	\$380,000	1550	440	7	1940	3	5000	N	N	5544 26TH AV NE
002	186890	1810	1/3/03	\$447,500	1630	830	7	2001	3	3000	N	N	2608 NE 62ND ST
002	092504	9249	7/9/03	\$430,000	1640	1000	7	1924	4	4400	N	N	5114 29TH AV NE
002	186890	1755	7/23/03	\$465,000	1650	0	7	1925	5	3600	N	N	6228 26TH AV NE
002	882790	1225	2/4/04	\$519,000	1700	800	7	1911	4	4480	N	N	5514 33RD AV NE
002	717120	0045	7/23/03	\$390,000	1700	0	7	1919	5	4320	N	N	5528 29TH AV NE
002	882790	0265	7/1/03	\$580,000	1760	390	7	1920	5	4480	N	N	5707 33RD AV NE
002	186890	1590	9/18/03	\$486,500	1760	600	7	1910	5	5000	N	N	6221 27TH AV NE
002	882790	1170	3/26/03	\$415,000	1780	0	7	1921	3	4480	N	N	5531 34TH AV NE
002	919120	0370	5/6/03	\$352,500	1790	0	7	2001	3	2500	N	N	5746 25TH AV NE
002	882790	0130	12/15/04	\$643,000	1810	800	7	1926	5	4480	N	N	5732 34TH AV NE
002	882790	0490	11/25/03	\$397,500	1900	100	7	1939	3	2960	N	N	3008 NE 57TH ST
002	092504	9238	4/23/03	\$320,000	1980	900	7	1910	3	4840	N	N	5102 27TH AV NE
002	882790	1115	8/27/03	\$740,000	2010	250	7	1923	5	6720	N	N	5556 31ST AV NE
002	186890	1340	1/9/04	\$442,000	2070	0	7	1998	3	5000	N	N	6041 27TH AV NE
002	243620	0590	6/21/04	\$490,000	2290	0	7	1995	3	3600	N	N	3046 NE BLAKELEY ST
002	092504	9025	9/3/03	\$642,500	2680	840	7	1988	3	5320	N	N	5731 28TH AV NE
002	186890	0590	11/2/04	\$357,500	1050	0	8	1954	3	4500	N	N	6008 29TH AV NE
002	187040	0785	5/21/03	\$425,000	1470	0	8	1913	3	4750	N	N	6030 32ND AV NE
002	919120	1570	8/4/04	\$490,000	1530	430	8	1929	4	3900	N	N	5543 26TH AV NE
002	243620	0345	4/12/03	\$690,000	1680	660	8	1924	4	4000	Y	N	4832 33RD AV NE
002	677820	0020	3/1/03	\$576,950	1760	0	8	1928	4	4841	N	N	5748 29TH AV NE
002	186890	2825	6/8/04	\$385,000	1760	210	8	1928	3	3525	N	N	3011 NE 65TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	186890	0215	1/27/04	\$705,000	1800	100	8	2000	3	5000	N	N	6032 31ST AV NE
002	882790	0285	6/3/04	\$695,000	1830	910	8	1923	5	5600	N	N	5708 31ST AV NE
002	187040	0185	7/19/04	\$616,000	2000	800	8	1928	4	5000	N	N	6042 34TH AV NE
002	092504	9223	6/23/03	\$618,000	2040	1020	8	2003	3	5720	N	N	5112 27TH AV NE
002	809110	0340	3/20/03	\$594,000	2080	1040	8	1999	3	4500	N	N	2704 NE 53RD ST
002	187040	0545	8/11/03	\$581,000	2170	0	8	1929	4	4750	N	N	6020 33RD AV NE
002	342360	0025	9/20/04	\$570,000	1980	880	9	1993	3	3680	N	N	6250 25TH AV NE
002	919120	1745	11/22/04	\$655,000	2360	680	9	1999	3	3750	N	N	5132 26TH AV NE
002	243620	0220	4/9/03	\$627,500	2430	0	9	2003	3	4000	N	N	4765 34TH AV NE
002	186890	2715	6/1/04	\$815,000	2540	690	9	2003	3	5000	N	N	6207 31ST AV NE
002	243620	0785	6/10/04	\$600,000	2730	0	9	2002	3	3752	N	N	4706 33RD AV NE
003	881540	0297	11/12/03	\$272,000	630	0	6	1928	3	4100	N	N	6215 38TH AV NE
003	102504	9067	7/31/03	\$225,000	690	0	6	1928	3	3738	N	N	4830 36TH AV NE
003	881990	1110	3/30/04	\$315,000	700	0	6	1928	3	4280	Y	N	5754 35TH AV NE
003	881990	0140	3/12/04	\$295,000	720	0	6	1919	3	6420	N	N	5501 36TH AV NE
003	881990	0690	11/22/04	\$308,000	730	0	6	1953	3	3750	N	N	3806 NE 57TH ST
003	243670	0815	11/29/04	\$351,950	760	0	6	1928	3	4000	N	N	5241 39TH AV NE
003	243670	0535	6/14/04	\$285,000	760	0	6	1948	3	2800	N	N	5030 38TH AV NE
003	881990	0320	5/12/03	\$316,500	770	520	6	1927	4	2675	N	N	5546 37TH AV NE
003	243670	0770	9/4/04	\$333,000	840	0	6	1923	4	4980	N	N	5234 39TH AV NE
003	881990	0255	5/28/04	\$278,500	1110	0	6	1932	3	3959	N	N	5515 37TH AV NE
003	881340	0425	6/8/04	\$345,000	1460	0	6	1910	4	3706	N	N	4823 38TH AV NE
003	881340	0070	12/30/04	\$359,000	750	200	7	1940	3	4125	N	N	3610 NE 48TH ST
003	881540	0080	1/16/03	\$256,500	780	780	7	1945	3	5000	N	N	6223 40TH AV NE
003	881990	0740	6/15/04	\$370,000	800	150	7	1949	3	5350	N	N	5746 38TH AV NE
003	881990	0295	8/22/03	\$299,950	800	0	7	1941	3	3959	N	N	5516 37TH AV NE
003	881990	0290	11/14/03	\$299,000	800	0	7	1941	3	3959	N	N	5520 37TH AV NE
003	881990	0665	10/27/03	\$289,000	800	0	7	1948	4	3320	N	N	5723 40TH AV NE
003	633800	0300	10/18/04	\$315,000	810	250	7	1945	3	4200	N	N	5720 40TH AV NE
003	633800	0570	7/1/04	\$332,500	820	870	7	1928	3	5120	N	N	4021 NE 57TH ST
003	152030	0100	4/26/04	\$275,000	820	0	7	1926	3	3400	N	N	4709 36TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881540	0975	1/24/03	\$361,000	830	0	7	1927	3	3700	N	N	6043 37TH AV NE
003	881990	0675	2/25/03	\$312,000	830	420	7	1931	3	3649	N	N	5715 40TH AV NE
003	797470	0190	8/12/03	\$302,000	830	590	7	1942	3	5632	N	N	4021 NE 56TH ST
003	102504	9134	8/22/03	\$385,000	840	200	7	1940	4	3827	N	N	4710 36TH AV NE
003	881540	1035	9/8/04	\$398,000	850	360	7	1941	3	5000	N	N	6020 37TH AV NE
003	881540	0900	5/17/04	\$351,000	860	0	7	1923	3	3500	N	N	6042 36TH AV NE
003	243670	0930	7/13/04	\$349,000	860	430	7	1943	3	4000	N	N	5248 38TH AV NE
003	243670	0955	4/28/04	\$353,000	860	60	7	1926	3	4000	N	N	5249 38TH AV NE
003	243670	0925	4/22/03	\$335,000	860	200	7	1943	3	4000	N	N	5244 38TH AV NE
003	607950	0215	9/16/04	\$405,000	870	0	7	1942	3	6400	N	N	4336 NE 56TH ST
003	243670	1080	10/15/04	\$390,000	870	0	7	1942	3	4000	N	N	5248 37TH AV NE
003	881990	0775	4/26/04	\$411,000	870	570	7	1951	3	4815	N	N	5733 39TH AV NE
003	607950	0345	8/20/03	\$320,000	870	0	7	1947	3	3800	N	N	4307 NE 55TH ST
003	607950	0345	2/7/03	\$234,000	870	0	7	1947	3	3800	N	N	4307 NE 55TH ST
003	243670	0410	2/26/04	\$425,000	880	300	7	1929	3	4000	N	N	5022 37TH AV NE
003	243670	0845	7/11/03	\$349,950	890	0	7	1942	3	4000	N	N	5217 39TH AV NE
003	881540	0295	7/27/04	\$353,000	890	370	7	1952	3	3900	N	N	6209 38TH AV NE
003	881540	0265	2/20/04	\$352,000	900	200	7	1939	3	4500	N	N	6230 37TH AV NE
003	881540	1250	6/23/03	\$330,000	900	700	7	1942	3	4953	N	N	6055 40TH AV NE
003	881990	0030	4/12/04	\$378,000	910	560	7	1921	3	4280	Y	N	5522 35TH AV NE
003	881340	0260	3/11/03	\$406,500	910	400	7	1924	4	4270	N	N	4726 37TH AV NE
003	235930	0060	6/26/03	\$315,000	910	0	7	1951	3	8100	N	N	6224 41ST AV NE
003	633800	0610	8/26/03	\$250,000	910	0	7	1950	3	3780	N	N	5610 40TH AV NE
003	881990	1140	6/1/04	\$380,000	910	910	7	1940	4	4815	Y	N	5733 36TH AV NE
003	881990	0745	8/13/03	\$325,000	910	910	7	1951	4	4617	N	N	5756 38TH AV NE
003	881540	1335	7/13/04	\$330,000	920	0	7	1956	3	8350	N	N	6007 40TH AV NE
003	881990	0400	11/3/04	\$425,500	930	220	7	1909	3	4875	N	N	5504 38TH AV NE
003	881990	0955	2/13/04	\$350,000	930	0	7	1952	3	4650	N	N	5702 36TH AV NE
003	881540	0035	6/23/04	\$360,000	940	750	7	1953	3	4284	N	N	6246 39TH AV NE
003	881540	0285	8/11/04	\$330,000	940	780	7	1928	4	3000	N	N	6206 37TH AV NE
003	243670	0130	12/22/03	\$276,000	950	0	7	1947	3	4000	N	N	5040 35TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881990	0576	3/5/03	\$389,000	970	300	7	1952	3	3735	N	N	5552 39TH AV NE
003	881990	0520	12/10/03	\$330,000	970	440	7	1940	3	5000	N	N	3812 NE 55TH ST
003	633800	0040	7/9/04	\$386,500	970	970	7	1950	3	6624	N	N	4405 NE 60TH ST
003	243670	1170	3/30/04	\$409,500	980	0	7	1940	3	4000	N	N	5200 36TH AV NE
003	881990	0725	9/15/04	\$447,200	980	740	7	1950	3	7490	N	N	5730 38TH AV NE
003	243670	0455	3/7/03	\$352,500	980	490	7	1951	3	4000	N	N	5056 37TH AV NE
003	881990	1145	9/21/04	\$420,000	980	260	7	1941	3	4815	Y	N	5729 36TH AV NE
003	881990	1150	5/21/04	\$414,000	980	370	7	1940	4	4815	Y	N	5725 36TH AV NE
003	633800	0110	10/22/04	\$372,000	1000	0	7	1948	3	6100	N	N	4123 NE 60TH ST
003	243670	1175	4/28/03	\$400,500	1000	0	7	1926	4	4000	N	N	5206 36TH AV NE
003	607950	0005	8/25/03	\$350,000	1000	290	7	1942	3	5000	N	N	4301 NE 57TH ST
003	607950	0330	11/8/04	\$419,950	1020	250	7	1947	3	4200	N	N	4323 NE 55TH ST
003	318160	0005	11/8/04	\$357,000	1020	0	7	1948	3	6750	N	N	6026 40TH AV NE
003	881990	0880	11/2/04	\$390,000	1030	430	7	1952	3	6313	Y	N	5756 37TH AV NE
003	881990	0880	7/7/04	\$363,750	1030	430	7	1952	3	6313	Y	N	5756 37TH AV NE
003	318260	0080	1/26/04	\$398,950	1040	1040	7	1950	3	6750	N	N	6016 44TH AV NE
003	881990	0305	6/10/03	\$395,000	1040	860	7	1941	3	8025	N	N	5532 37TH AV NE
003	881540	0020	11/22/04	\$326,000	1040	910	7	1951	3	4200	N	N	6251 40TH AV NE
003	633800	0195	6/4/03	\$318,000	1040	440	7	1947	3	7200	N	N	4008 NE 58TH ST
003	633800	0630	7/23/04	\$460,000	1050	650	7	1950	4	6400	N	N	4016 NE 56TH ST
003	235930	0055	9/8/03	\$403,500	1050	300	7	1951	3	6750	N	N	6223 41ST AV NE
003	235930	0035	7/28/03	\$387,000	1050	470	7	1951	4	4411	N	N	6205 41ST AV NE
003	235930	0101	9/3/03	\$376,000	1050	700	7	1951	4	8100	N	N	6223 43RD AV NE
003	318260	0110	8/18/03	\$377,500	1060	400	7	1950	4	5912	N	N	4424 NE 60TH ST
003	243670	0235	2/3/03	\$391,000	1070	380	7	1941	3	4000	N	N	5006 36TH AV NE
003	881540	0545	8/12/03	\$259,950	1070	0	7	1942	3	4800	N	N	3617 NE 65TH ST
003	881540	1155	7/8/04	\$476,000	1080	1080	7	1951	3	5500	N	N	6034 38TH AV NE
003	881540	0605	10/27/04	\$358,000	1080	1000	7	1951	3	4000	N	N	6212 35TH AV NE
003	243670	1295	2/11/03	\$425,000	1090	730	7	1913	4	4000	N	N	5219 36TH AV NE
003	243670	1130	12/29/04	\$411,000	1100	610	7	1927	3	4000	N	N	5231 37TH AV NE
003	243670	0205	4/1/04	\$507,500	1110	880	7	1929	3	4000	N	N	5017 37TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	318260	0035	5/8/03	\$399,950	1120	880	7	1950	4	5100	N	N	4312 NE 60TH ST
003	881990	0960	3/19/04	\$339,000	1120	900	7	1921	4	8025	N	N	5710 36TH AV NE
003	881990	0555	9/27/04	\$388,000	1130	330	7	1947	3	4565	N	N	5520 39TH AV NE
003	710110	0025	6/1/04	\$421,000	1130	1130	7	1950	3	7965	N	N	6033 45TH AV NE
003	881990	0555	5/17/04	\$337,000	1130	330	7	1947	3	4565	N	N	5520 39TH AV NE
003	710110	0025	5/12/03	\$345,000	1130	1130	7	1950	3	7965	N	N	6033 45TH AV NE
003	633800	0180	8/5/04	\$425,000	1140	800	7	1948	3	6600	N	N	4015 NE 60TH ST
003	607950	0335	12/1/03	\$338,000	1140	400	7	1947	3	4050	N	N	4317 NE 55TH ST
003	797470	0235	12/11/03	\$315,000	1150	0	7	1950	3	4695	N	N	4051 NE 56TH ST
003	881990	0780	12/5/03	\$322,500	1150	280	7	1946	3	5885	N	N	5729 39TH AV NE
003	633800	0011	12/1/04	\$402,500	1160	0	7	1948	3	5187	N	N	5819 45TH AV NE
003	318160	0010	12/19/03	\$315,000	1160	0	7	1948	4	6750	N	N	6022 40TH AV NE
003	797470	0045	7/6/04	\$441,000	1180	630	7	1951	3	5500	N	N	6233 43RD AV NE
003	881990	0597	7/7/04	\$369,900	1180	820	7	1946	3	4150	N	N	5525 40TH AV NE
003	881540	0120	10/10/03	\$364,000	1180	240	7	1945	4	5000	N	N	6203 40TH AV NE
003	318160	0045	7/16/03	\$328,000	1180	0	7	1948	3	6210	N	N	4022 NE 60TH ST
003	881990	0603	2/24/03	\$275,000	1180	0	7	1946	3	7460	N	N	5515 40TH AV NE
003	243670	0425	9/22/04	\$439,000	1190	0	7	1928	3	4000	N	N	5032 37TH AV NE
003	633800	0080	4/15/04	\$398,500	1190	700	7	1958	3	5400	N	N	4315 NE 60TH ST
003	633800	0290	6/18/03	\$398,950	1190	260	7	1945	4	4200	N	N	4009 NE 58TH ST
003	235930	0010	2/13/03	\$390,950	1210	0	7	1948	3	7425	N	N	6220 40TH AV NE
003	633800	0010	8/11/03	\$415,000	1210	440	7	1948	4	5278	N	N	5821 45TH AV NE
003	881540	1085	5/14/04	\$508,000	1220	0	7	1946	4	5000	N	N	6025 38TH AV NE
003	633800	0510	6/21/04	\$350,000	1220	0	7	1951	3	7808	N	N	4055 NE 57TH ST
003	881990	0695	5/28/03	\$367,000	1220	260	7	1952	3	7223	N	N	5712 38TH AV NE
003	881990	0185	3/28/03	\$409,100	1230	430	7	1931	3	3959	N	N	5530 36TH AV NE
003	607950	0155	3/26/04	\$375,000	1230	0	7	1942	3	5000	N	N	4351 NE 57TH ST
003	881540	0395	9/24/04	\$335,000	1230	310	7	1938	3	6500	N	N	6250 36TH AV NE
003	881540	1260	6/4/04	\$377,000	1240	820	7	1947	3	5000	N	N	6047 40TH AV NE
003	881540	0170	3/27/03	\$337,500	1250	420	7	1946	3	5000	N	N	6214 38TH AV NE
003	881990	0635	7/13/04	\$385,000	1260	750	7	1948	3	7260	N	N	5727 40TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	237920	0015	7/22/03	\$425,000	1280	0	7	1945	4	4300	N	N	4839 36TH AV NE
003	881540	1175	4/27/04	\$407,530	1280	400	7	1948	3	7500	N	N	6010 38TH AV NE
003	243670	0985	9/26/03	\$376,000	1290	0	7	1947	3	4000	N	N	5225 38TH AV NE
003	881990	0165	5/17/04	\$422,500	1290	850	7	1927	4	3959	N	N	5516 36TH AV NE
003	881540	0235	11/3/03	\$373,000	1290	700	7	1959	3	7691	N	N	6255 39TH AV NE
003	797470	0240	6/22/04	\$357,500	1290	0	7	1950	4	5175	N	N	5515 43RD AV NE
003	243670	0215	2/12/03	\$422,000	1290	840	7	1929	4	4000	N	N	5011 37TH AV NE
003	881540	0830	4/1/04	\$330,000	1300	180	7	1927	3	4200	N	N	6033 36TH AV NE
003	797470	0230	7/29/03	\$354,000	1310	0	7	1950	4	4720	N	N	4057 NE 56TH ST
003	152030	0095	10/17/03	\$420,000	1320	0	7	1927	3	3315	N	N	4715 36TH AV NE
003	243670	1060	2/19/03	\$320,000	1320	0	7	1924	3	4000	N	N	5232 37TH AV NE
003	881540	0875	5/13/04	\$368,000	1330	140	7	1927	3	4100	N	N	6058 36TH AV NE
003	607950	0030	8/26/03	\$410,000	1350	0	7	1942	3	6400	N	N	4311 NE 57TH ST
003	881340	0310	2/17/04	\$315,000	1350	0	7	1953	3	5605	N	N	4715 38TH AV NE
003	797470	0090	2/27/04	\$387,000	1360	1160	7	1951	3	4800	N	N	4001 NE 62ND ST
003	633800	0194	2/25/04	\$335,000	1380	0	7	1947	3	5040	N	N	5806 40TH AV NE
003	881540	0440	3/1/03	\$335,000	1380	500	7	1938	3	4500	N	N	6220 36TH AV NE
003	881990	0225	8/10/04	\$474,950	1390	500	7	1928	5	3000	N	N	3611 NE 57TH ST
003	881990	0276	6/20/03	\$390,000	1390	0	7	1927	5	3000	N	N	3706 NE 55TH ST
003	243670	1125	9/11/03	\$440,000	1400	290	7	1925	3	4000	N	N	5235 37TH AV NE
003	881340	0190	9/23/04	\$360,000	1400	0	7	1912	4	4725	N	N	4720 38TH AV NE
003	881990	0405	4/22/03	\$369,000	1410	0	7	1925	3	3150	N	N	3808 NE 55TH ST
003	152030	0110	7/27/04	\$416,000	1420	0	7	1927	3	3548	N	N	4701 36TH AV NE
003	152030	0030	6/23/03	\$321,000	1430	420	7	1927	3	3315	N	N	4720 35TH AV NE
003	881990	0655	6/30/04	\$400,000	1440	0	7	1926	4	3735	N	N	5757 40TH AV NE
003	243670	0190	5/17/04	\$461,000	1440	750	7	1926	4	4000	N	N	5029 37TH AV NE
003	243670	0125	6/3/04	\$393,200	1450	0	7	1928	4	4000	N	N	5036 35TH AV NE
003	881340	0370	3/25/04	\$482,200	1460	400	7	1927	3	3706	N	N	4812 37TH AV NE
003	881540	0630	6/2/03	\$451,000	1490	0	7	1938	3	4800	N	N	6207 36TH AV NE
003	881340	0230	3/12/03	\$438,000	1490	510	7	1936	3	8400	N	N	4516 37TH AV NE
003	243670	0540	3/24/03	\$449,950	1490	440	7	1929	5	2960	N	N	5034 38TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	881540	0840	10/21/03	\$429,000	1500	420	7	1926	5	4200	N	N	6037 36TH AV NE
003	243670	0185	1/22/03	\$420,000	1520	500	7	1940	4	4000	N	N	5033 37TH AV NE
003	633800	0411	9/20/04	\$529,000	1530	900	7	1940	4	6600	N	N	5705 45TH AV NE
003	633800	0660	5/22/03	\$410,000	1570	0	7	1941	4	7736	N	N	4032 NE 56TH ST
003	243670	1310	5/17/03	\$485,000	1610	420	7	1925	4	4000	N	N	5205 36TH AV NE
003	243670	1230	3/31/04	\$639,000	1660	1150	7	2001	3	4000	N	N	5246 36TH AV NE
003	318210	0180	12/24/03	\$439,950	1660	0	7	2001	3	6750	N	N	6206 44TH AV NE
003	881540	0230	1/9/03	\$424,500	1680	570	7	1922	3	5600	N	N	6249 39TH AV NE
003	243670	0020	11/2/04	\$525,000	1690	550	7	1926	4	4000	N	N	5045 36TH AV NE
003	243670	1290	5/22/04	\$469,950	1720	1020	7	1926	3	4000	N	N	5223 36TH AV NE
003	607950	0225	9/30/03	\$394,000	1770	0	7	1942	5	6400	N	N	4330 NE 56TH ST
003	633800	0130	6/2/03	\$425,000	1850	0	7	1987	3	8580	N	N	4044 NE 58TH ST
003	881540	0400	6/15/04	\$525,000	1890	0	7	1930	3	6000	N	N	6242 36TH AV NE
003	881540	0675	11/12/03	\$495,000	2020	0	7	1939	3	6000	N	N	6239 36TH AV NE
003	152030	0010	9/7/04	\$435,000	2080	450	7	1927	4	3400	N	N	4706 35TH AV NE
003	152030	0010	8/1/03	\$375,000	2080	450	7	1927	4	3400	N	N	4706 35TH AV NE
003	243670	0180	8/24/04	\$460,000	2171	800	7	1939	4	4000	N	N	5037 37TH AV NE
003	318110	0030	6/14/03	\$450,000	2220	0	7	1987	3	8262	N	N	4358 NE 55TH ST
003	318210	0055	10/1/03	\$380,000	2220	0	7	1950	4	6750	N	N	6206 43RD AV NE
003	881340	0430	8/8/03	\$370,000	1010	380	8	1960	3	3706	N	N	4825 38TH AV NE
003	881540	1025	11/29/04	\$455,000	1090	800	8	1953	3	5000	N	N	6032 37TH AV NE
003	881990	0771	10/16/03	\$395,000	1190	370	8	1969	3	4280	N	N	5739 39TH AV NE
003	610540	0005	10/28/04	\$430,000	1210	340	8	1956	5	3920	N	N	3515 NE 47TH ST
003	881990	1005	11/11/04	\$430,000	1290	0	8	1968	3	5350	N	N	5733 37TH AV NE
003	633800	0493	4/20/04	\$450,000	1520	0	8	1931	5	3200	N	N	5718 43RD AV NE
003	881990	0950	4/22/03	\$472,000	1540	840	8	1929	4	4125	Y	N	3606 NE 57TH ST
003	881340	0515	11/9/04	\$566,200	1560	0	8	1931	4	3960	N	N	4818 38TH AV NE
003	881540	1095	10/7/03	\$343,000	1560	710	8	1950	3	5000	N	N	6035 38TH AV NE
003	243670	1285	10/13/03	\$480,000	1590	0	8	1914	3	4000	N	N	5227 36TH AV NE
003	797470	0124	2/26/04	\$470,000	1600	1200	8	1961	3	5830	N	N	6047 41ST AV NE
003	797470	0102	7/2/03	\$420,000	1600	290	8	1956	3	6600	N	N	4115 NE 62ND ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	797470	0094	8/5/03	\$439,950	1650	500	8	1981	3	10065	N	N	6037 41ST AV NE
003	881990	0585	8/24/04	\$535,000	1700	420	8	2003	3	3776	N	N	5625 40TH AV NE
003	881340	0285	11/18/04	\$495,000	1710	0	8	1987	3	2890	N	N	4729 38TH AV NE
003	881540	0615	12/3/04	\$325,000	1720	0	8	1929	3	4000	N	N	6206 35TH AV NE
003	633800	0491	4/23/03	\$436,000	1740	1160	8	1931	4	5805	N	N	4308 NE 57TH ST
003	881540	0770	12/16/04	\$407,400	1850	450	8	1939	3	4000	Y	N	6006 35TH AV NE
003	633800	0093	3/25/03	\$485,000	2020	0	8	1981	3	5040	N	N	5820 43RD AV NE
003	633800	0091	5/2/03	\$812,000	2650	820	8	1999	3	7200	N	N	4305 NE 60TH ST
003	881540	0750	8/2/03	\$560,000	2720	840	8	1991	3	4000	Y	N	6022 35TH AV NE
003	881540	0775	3/14/03	\$610,000	2750	460	8	1998	3	4000	Y	N	3506 NE 60TH ST
003	881540	1235	6/30/04	\$517,000	2330	0	9	1999	3	4000	N	N	6057 39TH AV NE
003	881540	1225	8/24/04	\$753,000	2850	0	9	2004	3	5000	N	N	6047 39TH AV NE
003	881540	0937	2/11/03	\$715,000	2350	650	10	2002	3	3749	N	N	6004 36TH AV NE
003	881540	0935	5/20/03	\$765,000	2640	810	10	2002	3	3749	N	N	6002 36TH AV NE
006	565260	0405	4/18/03	\$231,000	660	0	6	1940	3	5176	N	N	3003 NE 95TH ST
006	510140	4256	8/1/03	\$235,000	660	210	6	1949	3	3520	N	N	2326 NE 92ND ST
006	792010	0110	3/4/04	\$285,000	720	0	6	1925	3	5250	N	N	6837 27TH AV NE
006	717630	0025	4/12/04	\$284,000	720	0	6	1950	4	7200	N	N	7334 40TH AV NE
006	639200	3460	1/6/03	\$229,500	720	0	6	1940	4	5000	N	N	7541 44TH AV NE
006	151380	0140	6/28/04	\$191,000	720	0	6	1951	3	5700	N	N	2502 NE 82ND ST
006	536320	0129	5/6/04	\$320,000	790	0	6	1943	3	5100	N	N	3231 NE 86TH ST
006	792010	0150	6/4/04	\$212,000	810	0	6	1947	3	5100	N	N	6858 26TH AV NE
006	797720	0830	2/25/03	\$257,500	840	0	6	1944	4	5100	N	N	7749 33RD AV NE
006	717630	0010	6/20/03	\$256,000	870	0	6	1948	3	4800	N	N	7348 40TH AV NE
006	565260	0370	5/15/03	\$226,000	880	0	6	1926	3	10579	N	N	3209 NE 95TH ST
006	797420	0960	1/6/03	\$300,000	900	450	6	1948	4	5406	N	N	6529 40TH AV NE
006	676920	0050	12/31/03	\$315,000	940	0	6	1942	3	6000	N	N	2615 NE 82ND ST
006	639200	3350	8/18/04	\$270,500	940	0	6	1937	3	6000	N	N	7718 43RD AV NE
006	510140	4278	10/30/03	\$301,000	970	0	6	1928	3	5413	N	N	9215 25TH AV NE
006	684470	0795	6/19/03	\$269,950	990	0	6	1948	3	6120	N	N	3526 91ST AV NE
006	639200	3500	7/3/03	\$236,900	990	0	6	1970	3	3000	N	N	7517 44TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510140	2479	10/28/04	\$279,950	1000	180	6	1911	3	5388	N	N	9112 23RD AV NE
006	792010	0085	10/2/03	\$236,000	1010	0	6	1906	3	3288	N	N	6852 25TH AV NE
006	565260	0440	5/22/03	\$310,500	1060	0	6	1923	3	10308	N	N	3049 NE 95TH ST
006	639200	0635	9/9/04	\$310,000	1090	0	6	1924	5	5700	N	N	7714 36TH AV NE
006	565260	0735	7/18/03	\$338,000	1120	0	6	1927	3	10044	N	N	3035 NE 91ST ST
006	684470	3660	9/13/04	\$279,000	1130	0	6	1930	3	5460	N	N	3846 NE 93RD ST
006	549920	0085	9/15/03	\$269,950	1130	580	6	1909	3	3800	N	N	7051 34TH AV NE
006	536320	0024	10/21/03	\$275,000	1450	300	6	1908	4	5924	N	N	3248 NE 89TH ST
006	329080	0045	8/14/03	\$326,000	580	200	7	1916	4	5200	N	N	7311 33RD AV NE
006	565260	0145	7/23/04	\$329,950	730	180	7	1923	4	5289	N	N	9102 32ND AV NE
006	543030	0006	6/15/04	\$240,000	730	0	7	1950	3	6350	N	N	7355 40TH AV NE
006	536320	0172	8/26/03	\$258,000	760	0	7	1946	3	5100	N	N	3026 NE 86TH ST
006	536320	0042	8/19/03	\$303,000	780	100	7	1942	3	5000	N	N	3216 NE 88TH ST
006	639200	3490	6/7/04	\$315,000	780	450	7	1937	4	6000	N	N	7525 44TH AV NE
006	684470	0365	7/26/04	\$350,500	790	0	7	1943	4	6120	N	N	3504 NE 93RD ST
006	684470	0305	7/29/03	\$325,000	790	0	7	1943	3	6120	N	N	3528 NE 93RD ST
006	742070	0075	9/8/03	\$278,000	790	0	7	1945	4	6270	N	N	6800 42ND AV NE
006	684470	0375	4/30/03	\$307,000	790	250	7	1943	4	6120	N	N	3510 NE 93RD ST
006	742070	0100	8/4/04	\$300,000	790	390	7	1943	3	7695	N	N	6825 43RD AV NE
006	893510	0045	7/19/04	\$380,000	800	510	7	1945	4	6095	N	N	6509 42ND AV NE
006	639200	0522	10/21/04	\$290,000	800	0	7	1951	3	5000	N	N	7547 37TH AV NE
006	797720	1430	5/18/04	\$342,000	800	340	7	1942	3	5100	N	N	7703 34TH AV NE
006	797420	0926	5/15/03	\$319,000	800	400	7	1949	3	5080	N	N	6529 36TH AV NE
006	921340	0065	2/13/04	\$339,950	800	580	7	1946	3	6105	N	N	3621 NE 85TH ST
006	565260	0410	3/8/04	\$277,500	810	0	7	1940	4	5155	N	N	3011 NE 95TH ST
006	921340	0115	2/27/04	\$335,000	810	520	7	1946	3	6720	N	N	8218 36TH AV NE
006	044200	0160	10/25/04	\$279,000	810	0	7	1948	3	5664	N	N	8251 42ND AV NE
006	921290	0720	5/21/04	\$385,000	820	610	7	1941	3	6000	N	N	3152 NE 81ST ST
006	921290	0305	5/14/04	\$391,000	820	610	7	1942	4	6000	N	N	3134 NE 84TH ST
006	684470	1305	6/24/04	\$340,000	820	0	7	1928	3	5100	N	N	3532 NE 88TH ST
006	921340	0005	3/13/03	\$315,000	820	430	7	1946	4	5670	N	N	8415 36TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	921290	0400	9/21/04	\$336,500	830	170	7	1942	3	6000	N	N	3159 NE 84TH ST
006	921290	0235	7/14/04	\$350,000	840	600	7	1942	3	6000	N	N	3135 NE 85TH ST
006	797720	1695	3/10/03	\$285,000	840	0	7	1939	3	6120	N	N	7743 35TH AV NE
006	271060	0065	9/5/03	\$280,000	840	130	7	1949	3	6099	N	N	6523 39TH AV NE
006	543030	0100	11/1/04	\$221,000	840	0	7	1950	4	4720	N	N	7356 39TH AV NE
006	639200	2640	10/22/03	\$350,000	850	850	7	1958	3	5100	N	N	7535 42ND AV NE
006	921440	0120	3/26/04	\$322,000	850	290	7	1947	3	5720	N	N	7270 27TH AV NE
006	684470	2090	8/27/04	\$282,500	850	0	7	1949	3	6120	N	N	3831 NE 86TH ST
006	893510	0025	11/9/04	\$375,000	860	0	7	1945	3	6500	N	N	6529 42ND AV NE
006	921440	0426	3/3/04	\$374,500	860	200	7	1947	3	4559	N	N	7022 28TH AV NE
006	510140	4260	3/25/04	\$379,950	860	860	7	1955	4	6160	N	N	2334 NE 92ND ST
006	921290	0910	10/13/04	\$325,000	860	490	7	1942	3	7954	N	N	3405 NE 84TH ST
006	921290	0260	10/26/04	\$325,000	860	300	7	1942	3	6000	N	N	3165 NE 85TH ST
006	639200	1614	5/12/03	\$269,950	860	0	7	1951	3	4500	N	N	7740 38TH AV NE
006	684470	2490	11/24/03	\$297,000	860	170	7	1946	3	5001	N	N	3835 NE 88TH ST
006	536320	0050	4/23/03	\$268,670	860	0	7	1947	4	6630	N	N	3234 NE 88TH ST
006	271060	0045	7/21/04	\$240,000	860	690	7	1949	3	4708	N	N	6503 39TH AV NE
006	639200	3810	12/14/04	\$400,000	870	870	7	1951	3	5000	N	N	7532 44TH AV NE
006	741020	0020	11/18/03	\$266,000	870	0	7	1945	4	5632	N	N	6845 35TH AV NE
006	684470	1455	9/2/04	\$352,000	870	200	7	1943	4	5100	N	N	3539 NE 88TH ST
006	044100	0155	3/4/03	\$322,000	870	120	7	1947	3	5512	N	N	8039 37TH AV NE
006	921290	0630	7/1/03	\$325,000	870	290	7	1942	3	6000	N	N	3121 NE 82ND ST
006	684470	1890	2/11/04	\$299,950	870	70	7	1946	3	6120	N	N	3532 NE 85TH ST
006	044500	0020	9/16/03	\$260,000	870	260	7	1949	3	5800	N	N	8239 39TH AV NE
006	921290	0115	3/23/04	\$380,000	880	0	7	1942	3	6000	N	N	8409 31ST AV NE
006	924490	0240	6/28/04	\$363,000	880	260	7	1946	3	5300	N	N	8040 40TH AV NE
006	549920	0020	6/28/04	\$386,500	880	880	7	1947	4	3800	N	N	7044 34TH AV NE
006	332750	0070	1/10/03	\$395,000	880	600	7	1947	3	8280	Y	N	2571 NE 83RD ST
006	639200	3670	8/16/04	\$319,000	890	0	7	1950	3	7150	N	N	7507 45TH AV NE
006	601550	0240	10/6/03	\$310,000	890	0	7	1946	3	6000	N	N	8227 40TH AV NE
006	684470	2680	6/12/03	\$289,950	890	0	7	1948	4	6120	N	N	3856 NE 88TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	639200	0127	10/28/03	\$321,000	900	480	7	1946	3	5000	N	N	7706 35TH AV NE
006	639200	3915	10/14/03	\$317,000	900	0	7	1942	3	6500	N	N	7709 45TH AV NE
006	924490	0224	10/21/03	\$413,500	900	520	7	1946	5	5300	N	N	8018 40TH AV NE
006	684470	2060	12/1/04	\$350,000	900	450	7	1946	3	6120	N	N	3844 NE 85TH ST
006	044200	0095	7/8/03	\$399,500	900	600	7	1947	5	5664	N	N	8209 41ST AV NE
006	921440	0410	7/2/03	\$339,950	900	200	7	1947	3	6180	N	N	7007 28TH AV NE
006	044200	0045	9/23/03	\$319,950	900	300	7	1947	3	5664	N	N	8208 40TH AV NE
006	684470	2040	8/4/04	\$321,000	900	0	7	1946	3	6120	N	N	3832 NE 85TH ST
006	507140	0330	10/24/03	\$315,000	900	110	7	1946	3	6000	N	N	4048 NE 88TH ST
006	044100	0100	2/19/03	\$303,000	900	0	7	1947	3	5141	N	N	8050 36TH AV NE
006	044100	0060	10/16/03	\$325,000	900	600	7	1947	4	5141	N	N	8045 36TH AV NE
006	601550	0005	6/18/03	\$293,000	900	350	7	1947	3	6000	N	N	8227 38TH AV NE
006	684470	2300	9/22/04	\$325,000	910	0	7	1941	3	6120	N	N	3837 NE 87TH ST
006	044300	0085	6/23/04	\$407,500	910	610	7	1949	4	13176	N	N	8230 43RD AV NE
006	684470	1510	7/14/04	\$344,000	910	300	7	1941	3	6120	N	N	3544 NE 87TH ST
006	565260	1385	5/13/04	\$320,000	910	0	7	1965	3	6786	N	N	2554 NE 91ST ST
006	044100	0135	4/24/03	\$285,000	910	0	7	1947	3	5565	N	N	8012 36TH AV NE
006	044300	0040	1/21/03	\$316,000	910	440	7	1949	4	5664	N	N	8215 43RD AV NE
006	568300	0033	2/24/03	\$267,000	910	0	7	1949	3	4725	N	N	4314 NE 65TH ST
006	601550	0070	3/16/04	\$305,500	910	280	7	1947	3	6000	N	N	8216 38TH AV NE
006	044100	0105	9/25/03	\$297,500	910	200	7	1947	3	5247	N	N	8044 36TH AV NE
006	921440	0300	2/20/03	\$300,000	910	480	7	1947	3	6240	N	N	7210 28TH AV NE
006	507140	0405	6/23/03	\$265,000	910	0	7	1951	3	6000	N	N	8716 40TH AV NE
006	044100	0150	9/18/03	\$275,000	910	120	7	1947	3	5406	N	N	8045 37TH AV NE
006	921290	0045	5/13/04	\$367,000	920	450	7	1942	3	6000	N	N	8216 30TH AV NE
006	740970	0665	5/24/04	\$354,500	920	0	7	1928	4	4000	N	N	6507 32ND AV NE
006	565260	1045	8/17/04	\$300,000	920	920	7	1939	3	7734	N	N	2755 NE 95TH ST
006	921440	0240	7/15/03	\$375,000	930	360	7	1947	3	5586	N	N	7211 28TH AV NE
006	044300	0015	12/26/03	\$337,900	930	0	7	1949	3	5664	N	N	8245 43RD AV NE
006	921290	0905	10/27/03	\$344,950	930	770	7	1942	3	7033	N	N	3104 NE 80TH ST
006	639200	3304	6/10/03	\$389,000	930	930	7	1947	5	6500	N	N	7711 44TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	639200	1945	11/7/03	\$299,000	930	540	7	1985	3	3000	N	N	7504 39TH AV NE
006	536320	0127	4/21/03	\$239,000	930	0	7	1947	3	5100	N	N	3218 NE 85TH ST
006	042504	9085	12/15/04	\$300,000	940	640	7	1939	3	7072	N	N	7359 33RD AV NE
006	921490	0170	5/13/04	\$379,000	940	400	7	1947	3	6515	N	N	7019 29TH AV NE
006	921440	0325	4/15/03	\$300,000	940	310	7	1947	3	5762	N	N	2813 NE 75TH ST
006	797720	0980	3/22/04	\$279,500	940	0	7	1943	3	4590	N	N	7703 33RD AV NE
006	568300	0098	4/1/04	\$247,500	940	0	7	1949	3	4620	N	N	4422 NE 65TH ST
006	127930	0040	6/4/04	\$474,950	950	950	7	1946	5	6000	N	N	6507 28TH AV NE
006	684470	2690	6/28/04	\$365,000	950	0	7	1945	3	6120	N	N	3833 NE 89TH ST
006	044500	0060	9/22/03	\$292,000	950	180	7	1948	3	5858	N	N	8251 40TH AV NE
006	510140	2486	4/19/04	\$399,000	960	150	7	1950	3	6235	N	N	2318 NE 91ST ST
006	797420	0508	6/3/03	\$290,000	960	300	7	1937	3	4600	N	N	3536 NE 70TH ST
006	254570	0250	4/25/03	\$274,000	960	170	7	1939	3	6348	N	N	2759 NE 88TH ST
006	797720	0135	2/26/03	\$260,000	960	0	7	1951	3	5100	N	N	7721 31ST AV NE
006	885300	0040	9/11/03	\$310,000	970	0	7	1950	3	6090	N	N	8009 44TH AV NE
006	639200	3295	4/15/04	\$377,000	970	600	7	1947	4	6500	N	N	7717 44TH AV NE
006	741020	0080	5/10/04	\$362,000	970	1000	7	1941	4	6016	N	N	6836 34TH AV NE
006	858540	0080	6/6/03	\$307,000	970	400	7	1929	3	4320	N	N	6834 36TH AV NE
006	565260	0055	6/11/03	\$239,950	970	0	7	1965	3	5198	N	N	3231 NE 91ST ST
006	740970	0380	5/1/04	\$460,000	980	980	7	1938	5	4756	N	N	6557 30TH AV NE
006	536320	0269	8/2/04	\$325,000	980	0	7	1942	4	6281	N	N	3012 NE 89TH ST
006	332750	0025	3/23/04	\$355,000	980	620	7	1947	3	6000	N	N	2569 NE 85TH ST
006	549970	0020	4/25/03	\$277,000	980	0	7	1947	3	3800	N	N	7044 33RD AV NE
006	639200	1670	10/7/03	\$316,000	980	340	7	1950	3	5000	N	N	7734 39TH AV NE
006	536320	0151	10/2/03	\$297,000	980	500	7	1950	3	6120	N	N	3014 NE 85TH ST
006	332750	0025	11/14/03	\$300,000	980	620	7	1947	3	6000	N	N	2569 NE 85TH ST
006	044400	0185	4/28/03	\$365,000	990	600	7	1950	3	6120	N	N	4032 NE 86TH ST
006	639200	0550	10/14/04	\$280,000	990	0	7	1947	3	6000	N	N	3605 NE 77TH ST
006	565260	0520	7/8/03	\$305,000	990	0	7	1921	3	10174	N	N	3011 NE 94TH ST
006	044500	0025	3/1/03	\$349,850	1000	250	7	1949	4	5800	N	N	8233 39TH AV NE
006	639200	0175	4/29/03	\$275,000	1000	0	7	1946	3	5000	N	N	7713 36TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	639200	0195	1/27/04	\$297,500	1000	330	7	1946	3	5000	N	N	7703 36TH AV NE
006	684470	3770	7/17/03	\$275,000	1000	200	7	1946	3	6834	N	N	3821 NE 94TH ST
006	565310	0105	10/19/04	\$394,950	1010	0	7	1950	3	10218	N	N	2750 NE 90TH ST
006	893810	0130	1/16/03	\$325,000	1010	0	7	1937	4	5000	N	N	6852 27TH AV NE
006	042504	9114	4/12/04	\$285,000	1010	400	7	1947	3	6386	N	N	2515 NE 68TH ST
006	536320	0057	6/24/03	\$277,500	1010	290	7	1941	4	5100	N	N	3220 NE 88TH ST
006	565260	0559	8/26/03	\$327,500	1020	0	7	1949	3	6120	N	N	9205 32ND AV NE
006	797720	0700	4/1/04	\$353,500	1020	0	7	1958	3	4080	N	N	7729 32ND AV NE
006	797720	1230	7/9/03	\$314,000	1020	0	7	1930	3	6120	N	N	7503 34TH AV NE
006	043900	0055	8/24/04	\$372,000	1020	700	7	1954	3	6756	N	N	8626 25TH AV NE
006	676920	0070	3/9/04	\$373,000	1020	750	7	1953	4	6426	N	N	2633 NE 82ND ST
006	043900	0055	1/27/03	\$330,000	1020	700	7	1954	3	6756	N	N	8626 25TH AV NE
006	043900	0030	6/20/03	\$350,000	1020	720	7	1954	5	6506	N	N	8726 25TH AV NE
006	565260	1445	9/12/03	\$285,000	1020	670	7	1940	4	8341	N	N	9000 25TH AV NE
006	221550	0215	6/4/04	\$345,000	1040	170	7	1945	3	6360	N	N	8027 40TH AV NE
006	684470	2630	12/5/03	\$340,000	1040	120	7	1941	3	6120	N	N	3826 NE 88TH ST
006	639200	1870	11/19/04	\$380,000	1050	500	7	1950	3	6000	N	N	7521 40TH AV NE
006	740970	0425	10/5/04	\$406,000	1050	180	7	1925	3	5850	N	N	6521 30TH AV NE
006	921290	0620	11/18/04	\$440,000	1050	880	7	1942	4	6000	N	N	3109 NE 82ND ST
006	797420	0502	10/9/03	\$380,000	1050	600	7	1936	3	4370	N	N	3602 NE 70TH ST
006	921440	0115	7/8/03	\$322,500	1050	200	7	1947	3	6106	N	N	7276 27TH AV NE
006	044100	0065	5/27/03	\$337,300	1050	240	7	1947	4	5141	N	N	8039 36TH AV NE
006	254570	0160	8/20/03	\$315,000	1050	1050	7	1940	3	6060	N	N	2760 NE 88TH ST
006	684470	3445	8/4/03	\$285,000	1050	0	7	1953	3	4080	N	N	3834 NE 92ND ST
006	717020	0120	10/6/03	\$291,500	1050	100	7	1927	3	3800	N	N	7020 34TH AV NE
006	044500	0040	4/9/03	\$320,750	1060	600	7	1948	3	5800	N	N	8244 39TH AV NE
006	684470	0395	10/16/03	\$329,000	1060	260	7	1943	4	6120	N	N	3520 NE 93RD ST
006	797720	0280	9/16/04	\$307,000	1060	730	7	1945	3	5610	N	N	7533 31ST AV NE
006	921290	0130	6/26/03	\$400,500	1070	140	7	1942	3	6000	N	N	8315 31ST AV NE
006	717020	0140	4/27/04	\$435,000	1070	1000	7	1947	4	5795	N	N	7002 34TH AV NE
006	044300	0030	2/26/04	\$396,000	1070	500	7	1949	4	5664	N	N	8227 43RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	536320	0268	2/12/03	\$379,900	1070	0	7	2001	3	5454	N	N	3002 NE 89TH ST
006	254570	0135	4/30/04	\$345,000	1070	400	7	1941	4	6262	N	N	2733 NE 89TH ST
006	684470	2530	7/7/03	\$265,000	1070	0	7	1942	3	6120	N	N	8717 40TH AV NE
006	044600	0120	3/5/04	\$328,000	1080	0	7	1949	3	5550	N	N	4215 NE 82ND ST
006	797720	1060	11/6/03	\$370,000	1080	450	7	1950	3	4488	N	N	7538 32ND AV NE
006	601550	0110	7/29/04	\$355,000	1080	290	7	1947	3	6000	N	N	8207 39TH AV NE
006	921290	0385	11/3/03	\$331,000	1080	170	7	1942	3	6000	N	N	3141 NE 84TH ST
006	254570	0200	8/14/03	\$319,500	1080	950	7	1939	3	6262	N	N	2710 NE 88TH ST
006	565260	0525	9/10/03	\$375,000	1090	290	7	1948	3	10174	N	N	3019 NE 94TH ST
006	369290	0315	1/29/04	\$350,000	1090	380	7	1940	4	5200	N	N	6810 29TH AV NE
006	684470	0750	5/12/04	\$300,000	1090	740	7	1986	3	3291	N	N	9108 35TH AV NE
006	044300	0010	4/30/03	\$306,000	1090	0	7	1949	3	5664	N	N	8251 43RD AV NE
006	127930	0010	5/24/04	\$380,000	1100	190	7	1945	3	5000	N	N	6522 27TH AV NE
006	510140	4236	6/10/04	\$356,000	1100	500	7	1940	4	8120	N	N	2301 NE 94TH ST
006	044600	0150	9/18/03	\$285,000	1100	0	7	1950	3	5700	N	N	4305 NE 82ND ST
006	741020	0040	4/14/03	\$277,000	1100	0	7	1942	4	5376	N	N	6831 35TH AV NE
006	382070	0075	12/7/04	\$352,000	1110	0	7	1954	3	5243	N	N	6548 38TH AV NE
006	044500	0030	11/18/03	\$336,000	1110	920	7	1948	3	5800	N	N	8256 39TH AV NE
006	684470	3360	6/23/03	\$320,000	1110	550	7	1952	4	6120	N	N	3821 NE 92ND ST
006	639200	0785	12/9/03	\$303,200	1120	0	7	1990	3	5000	N	N	7752 36TH AV NE
006	565260	1120	6/23/04	\$341,000	1120	450	7	1957	3	6720	N	N	9412 25TH AV NE
006	254570	0075	10/28/03	\$329,500	1120	170	7	1941	3	6696	N	N	2740 NE 89TH ST
006	565310	0065	6/18/03	\$330,000	1120	0	7	2001	3	7435	N	N	3046 NE 90TH ST
006	639200	3495	10/20/03	\$494,500	1130	740	7	1928	5	6000	N	N	7521 44TH AV NE
006	921440	0255	8/5/03	\$378,000	1130	0	7	1947	3	6570	N	N	7205 28TH AV NE
006	369290	0305	11/21/03	\$390,000	1130	120	7	1949	3	5700	Y	N	6812 29TH AV NE
006	044400	0215	9/8/03	\$320,000	1130	0	7	1949	3	6970	N	N	4072 NE 86TH ST
006	921340	0135	5/13/04	\$439,000	1140	340	7	1946	3	7488	N	N	3621 NE 84TH ST
006	684470	3920	7/15/04	\$350,000	1140	600	7	1948	3	6120	N	N	3849 NE 95TH ST
006	797720	0405	5/20/04	\$327,900	1140	0	7	1942	3	5100	N	N	7512 31ST AV NE
006	921440	0155	8/12/03	\$375,000	1140	1140	7	1952	4	5985	N	N	7230 27TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	684470	1570	1/29/03	\$280,000	1140	0	7	1941	3	5100	N	N	3524 NE 87TH ST
006	639200	1660	4/9/03	\$270,000	1140	0	7	1906	4	7000	N	N	7744 39TH AV NE
006	797720	0455	11/4/04	\$452,000	1150	1150	7	1953	3	5100	N	N	7530 31ST AV NE
006	639200	1640	6/4/03	\$309,950	1150	0	7	1950	3	6000	N	N	7754 39TH AV NE
006	676920	0006	10/26/04	\$300,000	1150	0	7	1950	3	5520	N	N	2505 NE 82ND ST
006	382070	0100	10/23/03	\$312,000	1150	0	7	1953	3	5439	N	N	6549 38TH AV NE
006	332750	0010	4/29/03	\$314,000	1150	800	7	1947	3	6000	N	N	2587 NE 85TH ST
006	565260	1166	3/26/03	\$307,500	1150	610	7	1955	3	6120	N	N	9417 27TH AV NE
006	792010	0125	9/1/03	\$295,000	1160	0	7	1921	4	5202	N	N	6830 26TH AV NE
006	568350	0025	8/23/04	\$319,950	1170	0	7	1951	3	5217	N	N	7035 38TH AV NE
006	676920	0060	7/25/04	\$383,250	1170	520	7	1939	4	6000	N	N	2625 NE 82ND ST
006	565260	1010	4/8/03	\$311,000	1170	960	7	1965	3	7328	N	N	2713 NE 95TH ST
006	797720	0595	11/22/04	\$375,000	1180	0	7	1951	3	4590	N	N	7557 32ND AV NE
006	042504	9134	4/15/04	\$335,000	1180	0	7	1950	3	5050	N	N	6533 26TH AV NE
006	921440	0320	12/3/03	\$327,250	1180	0	7	1947	4	5874	N	N	7280 28TH AV NE
006	043800	0085	11/18/03	\$376,000	1180	850	7	1954	3	5874	N	N	8015 28TH AV NE
006	536320	0150	12/30/04	\$328,100	1180	0	7	1949	3	6120	N	N	3011 NE 86TH ST
006	797720	0740	8/4/03	\$299,950	1180	0	7	1950	3	5100	N	N	7739 32ND AV NE
006	815660	0200	9/24/03	\$368,000	1190	0	7	1953	3	5100	N	N	6820 26TH AV NE
006	568350	0045	5/7/04	\$305,000	1190	0	7	1951	3	5217	N	N	7055 38TH AV NE
006	044200	0070	4/15/04	\$468,000	1200	890	7	1947	5	5664	N	N	8239 41ST AV NE
006	797720	0555	1/23/03	\$319,950	1200	0	7	1951	3	5304	N	N	7556 31ST AV NE
006	043800	0125	7/15/03	\$345,000	1200	660	7	1957	3	6713	N	N	8038 28TH AV NE
006	508140	0530	8/11/03	\$247,950	1200	0	7	1952	4	5100	N	N	2604 NE 75TH ST
006	684470	3440	4/21/03	\$300,000	1210	650	7	1953	3	4080	N	N	3830 NE 92ND ST
006	792010	0075	1/16/04	\$320,000	1220	980	7	1959	3	5100	N	N	6842 25TH AV NE
006	568350	0050	6/24/04	\$326,000	1220	0	7	1951	3	5994	N	N	7059 38TH AV NE
006	151380	0122	7/5/03	\$290,000	1220	700	7	1978	3	8700	N	N	8308 RAVENNA AV NE
006	684470	0065	10/29/04	\$311,000	1230	670	7	1956	3	6630	N	N	3539 NE 95TH ST
006	797720	1380	8/20/04	\$400,000	1240	180	7	1941	3	5100	N	N	7547 34TH AV NE
006	684470	0715	4/5/04	\$335,500	1240	410	7	1951	3	6120	N	N	3538 NE 91ST ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	043900	0480	7/24/03	\$282,000	1240	0	7	1951	3	6406	N	N	8625 29TH AV NE
006	536320	0226	10/17/03	\$319,000	1240	350	7	1948	3	7604	N	N	3043 NE 89TH ST
006	742070	0010	6/11/03	\$279,950	1240	0	7	1927	4	8100	N	N	6820 40TH AV NE
006	797720	1070	3/17/03	\$280,000	1240	560	7	1950	3	4692	N	N	7530 32ND AV NE
006	797720	0005	12/30/03	\$244,850	1240	0	7	1941	3	9180	N	N	7756 30TH AV NE
006	507140	0485	8/26/03	\$375,000	1250	240	7	1958	3	6000	N	N	4049 NE 88TH ST
006	684470	0250	7/2/03	\$313,750	1250	600	7	1954	3	6630	N	N	3525 NE 94TH ST
006	565260	1155	6/2/04	\$420,000	1260	700	7	1960	5	6138	N	N	9403 27TH AV NE
006	684470	0985	6/9/03	\$265,000	1260	0	7	1954	3	5100	N	N	3520 NE 90TH ST
006	043900	0035	7/28/03	\$305,000	1260	450	7	1958	3	5940	N	N	8720 25TH AV NE
006	536320	0214	8/23/04	\$392,000	1270	640	7	1968	3	4823	N	N	3007 NE 88TH ST
006	507140	0425	7/3/03	\$339,000	1270	750	7	1957	3	6000	N	N	4017 NE 88TH ST
006	639200	2045	10/13/03	\$306,000	1270	430	7	1955	3	7000	N	N	4014 NE 75TH ST
006	797420	0937	5/13/03	\$287,500	1270	0	7	1950	4	5112	N	N	3610 NE 65TH ST
006	221550	0200	3/24/04	\$417,000	1290	0	7	1945	4	6360	N	N	8045 40TH AV NE
006	924490	0163	1/13/04	\$377,000	1290	590	7	1962	3	5376	N	N	8021 43RD AV NE
006	382070	0045	8/13/03	\$333,000	1290	600	7	1953	3	5243	N	N	6543 39TH AV NE
006	382070	0040	2/7/03	\$310,000	1290	590	7	1954	3	5243	N	N	6549 39TH AV NE
006	254570	0155	2/12/03	\$286,000	1290	270	7	1941	3	6464	N	N	2759 NE 89TH ST
006	684470	2000	12/3/04	\$429,900	1300	460	7	1946	4	5712	N	N	3808 NE 85TH ST
006	921290	0505	5/1/03	\$388,000	1300	480	7	1942	3	6000	N	N	3131 NE 83RD ST
006	044400	0120	7/24/03	\$319,000	1300	0	7	1951	3	6120	N	N	4039 NE 87TH ST
006	507140	0440	2/21/03	\$335,000	1300	420	7	1955	3	6000	N	N	4023 NE 88TH ST
006	797720	1490	4/29/04	\$421,000	1310	140	7	1942	3	7650	N	N	7727 34TH AV NE
006	921490	0060	4/1/03	\$415,000	1310	420	7	1952	3	9125	N	N	7282 29TH AV NE
006	042504	9087	11/23/04	\$416,400	1310	330	7	1939	3	8044	N	N	7515 30TH AV NE
006	565260	0280	8/27/03	\$356,450	1310	400	7	1978	3	10578	N	N	3217 NE 94TH ST
006	639200	0940	5/25/04	\$430,000	1320	420	7	1958	3	5000	N	N	7711 38TH AV NE
006	639200	0129	3/22/04	\$302,500	1320	440	7	1946	3	5000	N	N	7702 35TH AV NE
006	042504	9080	1/3/03	\$335,000	1320	880	7	1939	4	8044	N	N	7509 30TH AV NE
006	127930	0015	8/4/04	\$465,000	1330	400	7	1945	4	5000	N	N	6516 27TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	797420	0511	5/15/03	\$349,950	1330	0	7	1937	3	4300	N	N	7007 36TH AV NE
006	565260	0585	5/21/04	\$450,000	1330	800	7	1957	4	9767	N	N	3020 NE 92ND ST
006	921440	0080	10/29/04	\$407,000	1330	330	7	1947	4	7312	N	N	7037 27TH AV NE
006	797420	0763	4/24/03	\$352,000	1330	300	7	1951	3	5106	N	N	6831 38TH AV NE
006	684470	0895	1/13/04	\$368,000	1330	850	7	1950	4	6120	N	N	3555 91ST AV NE
006	797720	1780	11/3/03	\$325,000	1340	280	7	1952	3	4080	N	N	3414 NE 77TH ST
006	044300	0115	10/20/03	\$375,000	1340	400	7	1950	3	9230	N	N	4308 NE 82ND ST
006	510140	4326	4/13/04	\$380,000	1340	890	7	1994	3	6380	N	N	2334 NE 94TH ST
006	921290	0930	12/13/04	\$365,000	1350	0	7	1941	3	6900	N	N	8220 34TH AV NE
006	684470	3161	12/20/04	\$413,000	1350	680	7	1955	3	5100	N	N	3823 NE 91ST ST
006	921440	0185	9/26/03	\$334,750	1350	540	7	1947	3	6059	N	N	2725 NE 75TH ST
006	921290	0930	5/3/04	\$306,000	1350	0	7	1941	3	6900	N	N	8220 34TH AV NE
006	221550	0100	7/9/04	\$375,777	1350	220	7	1945	3	6500	N	N	8002 38TH AV NE
006	510140	2183	8/4/03	\$350,500	1360	830	7	1985	3	5190	N	N	8918 RAVENNA AV NE
006	769710	0070	9/18/03	\$355,000	1370	0	7	1946	3	5910	N	N	3057 NE 86TH ST
006	043800	0135	12/17/04	\$425,000	1380	730	7	1958	3	6526	N	N	8028 28TH AV NE
006	043800	0135	12/30/04	\$425,000	1380	730	7	1958	3	6526	N	N	8028 28TH AV NE
006	510140	4349	6/4/04	\$337,800	1380	0	7	1986	3	5000	N	N	9427 25TH AV NE
006	043800	0135	11/18/03	\$370,000	1380	730	7	1958	3	6526	N	N	8028 28TH AV NE
006	043900	0105	10/23/03	\$347,500	1380	720	7	1963	3	4950	N	N	8326 25TH AV NE
006	921490	0150	5/19/04	\$396,000	1390	0	7	1953	4	6622	N	N	7002 29TH AV NE
006	684470	3450	5/7/04	\$380,000	1390	0	7	1952	3	7140	N	N	3838 NE 92ND ST
006	521020	0228	4/24/03	\$380,000	1390	1000	7	1957	4	8400	N	N	4013 NE 95TH ST
006	044600	0095	5/14/03	\$310,500	1390	0	7	1950	4	5400	N	N	8050 42ND AV NE
006	741020	0205	2/7/03	\$389,500	1390	600	7	1939	5	5120	N	N	6818 32ND AV NE
006	043800	0165	6/8/04	\$501,600	1410	1290	7	1955	3	6804	Y	N	8045 30TH AV NE
006	684470	0125	7/12/04	\$369,940	1410	1240	7	1955	3	5940	N	N	3542 NE 94TH ST
006	568350	0010	12/2/04	\$345,000	1410	0	7	1951	4	5240	N	N	7021 38TH AV NE
006	797720	0255	5/21/03	\$399,900	1410	340	7	1942	3	6120	Y	N	7542 30TH AV NE
006	740970	0560	5/21/04	\$442,000	1420	200	7	1924	3	4500	N	N	6518 30TH AV NE
006	436120	0135	10/16/03	\$340,000	1420	0	7	1947	3	4738	N	N	6802 37TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	639200	1588	9/24/03	\$289,950	1420	0	7	1950	3	4700	N	N	7756 38TH AV NE
006	221550	0015	2/19/04	\$405,000	1430	130	7	1945	3	6300	N	N	8041 38TH AV NE
006	254570	0185	11/3/03	\$375,000	1430	1430	7	1995	3	6262	N	N	2732 NE 88TH ST
006	740970	0555	6/23/03	\$337,000	1440	0	7	1924	4	4500	N	N	6522 30TH AV NE
006	543030	0160	5/29/03	\$362,500	1440	0	7	1913	4	7620	N	N	7308 38TH AV NE
006	921290	0460	6/18/03	\$390,000	1450	140	7	1942	3	6000	N	N	3152 NE 83RD ST
006	601550	0060	6/11/03	\$425,000	1470	0	7	1947	4	6000	N	N	8222 38TH AV NE
006	151380	0130	11/4/03	\$254,100	1470	0	7	1951	4	5300	N	N	2501 NE 83RD ST
006	565260	1213	7/28/04	\$362,000	1480	0	7	1914	5	8156	N	N	2508 NE 92ND ST
006	565260	0601	12/10/04	\$299,900	1480	0	7	1953	3	5392	N	N	9116 30TH AV NE
006	921440	0385	8/13/04	\$434,000	1490	0	7	1947	3	6090	N	N	7002 27TH AV NE
006	043800	0170	9/3/03	\$408,000	1490	1010	7	1958	3	6380	Y	N	8041 30TH AV NE
006	044200	0215	3/13/03	\$419,000	1510	520	7	1948	4	5664	N	N	8244 42ND AV NE
006	042504	9083	7/26/04	\$325,000	1520	0	7	1939	3	6901	N	N	7354 33RD AV NE
006	536320	0169	2/24/03	\$359,900	1530	0	7	1952	4	5100	N	N	3047 NE 87TH ST
006	740970	0635	4/7/04	\$355,000	1530	0	7	1929	4	4000	N	N	6529 32ND AV NE
006	390810	0035	1/23/03	\$269,000	1530	0	7	1951	3	5940	N	N	3707 NE 74TH PL
006	043900	0070	11/4/04	\$385,000	1540	650	7	1958	3	6720	N	N	8608 25TH AV NE
006	921540	0326	3/22/04	\$407,000	1550	270	7	1961	3	6720	N	N	7216 26TH AV NE
006	271060	0020	12/2/03	\$349,000	1560	0	7	1947	3	5304	N	N	6519 40TH AV NE
006	639200	3525	5/27/04	\$390,000	1570	0	7	1951	3	6000	N	N	4314 NE 75TH ST
006	042504	9109	10/14/04	\$418,300	1570	1500	7	1949	3	8511	N	N	7515 28TH AV NE
006	221550	0185	10/24/03	\$428,900	1580	0	7	1945	3	6000	N	N	8014 39TH AV NE
006	254570	0045	7/23/03	\$302,500	1580	0	7	1950	3	6758	N	N	2747 NE 90TH ST
006	044400	0180	6/22/04	\$465,000	1590	420	7	1950	4	6120	N	N	4026 NE 86TH ST
006	769710	0055	5/6/04	\$436,000	1590	370	7	1946	3	5910	N	N	3039 NE 86TH ST
006	684470	2850	7/29/03	\$320,000	1630	0	7	1985	3	3060	N	N	3840 NE 89TH ST
006	043900	0300	11/13/03	\$351,000	1640	0	7	1951	4	6000	N	N	8817 27TH AV NE
006	797720	1006	3/17/04	\$421,000	1680	0	7	1984	3	6120	N	N	3203 NE 77TH ST
006	792010	0105	5/13/04	\$425,000	1680	0	7	1995	3	5250	N	N	6849 27TH AV NE
006	684470	2120	10/12/04	\$405,000	1690	0	7	1946	4	6120	N	N	3849 NE 86TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	769710	0040	7/21/04	\$405,400	1690	360	7	1946	3	5910	N	N	3021 NE 86TH ST
006	740970	0565	3/25/04	\$480,000	1700	0	7	1925	5	5000	N	N	6508 30TH AV NE
006	044400	0225	4/19/04	\$295,000	1700	0	7	1950	3	8160	N	N	4013 NE 86TH ST
006	921290	0375	4/26/04	\$350,000	1710	0	7	1942	4	6000	N	N	3129 NE 84TH ST
006	521020	0137	11/4/03	\$313,000	1713	0	7	1959	3	8550	N	N	4229 NE 94TH ST
006	329080	0085	12/27/04	\$467,500	1730	900	7	1942	3	6180	N	N	7318 33RD AV NE
006	639200	1960	8/8/03	\$319,000	1750	0	7	1955	3	6000	N	N	7526 40TH AV NE
006	740970	0120	12/17/04	\$526,000	1760	140	7	1925	4	5000	N	N	6826 31ST AV NE
006	921290	0390	6/19/03	\$450,000	1790	0	7	1942	4	6000	N	N	3147 NE 84TH ST
006	639200	3660	7/8/03	\$550,000	1800	600	7	1927	4	6505	N	N	7519 45TH AV NE
006	684470	3750	9/9/03	\$455,000	1800	0	7	1950	3	6120	N	N	3809 NE 94TH ST
006	536320	0078	12/1/04	\$425,000	1800	540	7	1951	3	6120	N	N	3226 NE 87TH ST
006	684470	3490	6/18/04	\$552,500	1820	220	7	1949	5	8160	N	N	3831 NE 93RD ST
006	536320	0256	6/25/03	\$389,000	1820	0	7	1952	3	7271	N	N	8911 32ND AV NE
006	639200	3545	11/29/04	\$442,320	1840	0	7	1958	3	6000	N	N	7524 43RD AV NE
006	921290	0830	8/25/03	\$441,000	1840	0	7	1942	3	6000	N	N	3114 NE 80TH ST
006	369290	0255	10/27/04	\$585,500	1870	0	7	1910	5	5000	N	N	6823 29TH AV NE
006	043900	0450	9/17/03	\$465,000	1880	0	7	1999	3	6403	N	N	8605 30TH AV NE
006	329080	0110	11/2/04	\$399,950	1880	0	7	1969	4	4120	N	N	7302 33RD AV NE
006	044400	0249	10/22/03	\$357,000	1890	0	7	1950	3	7600	N	N	4045 NE 86TH ST
006	332750	0045	9/24/03	\$700,000	1990	1050	7	1947	3	16714	Y	N	8301 28TH AV NE
006	565260	0195	8/25/04	\$490,000	2130	0	7	1917	4	10578	N	N	3245 NE 92ND ST
006	740970	0730	10/8/04	\$425,000	2180	360	7	1925	3	5000	N	N	6516 31ST AV NE
006	684470	2350	9/23/03	\$433,500	2200	0	7	1992	3	4590	N	N	3811 NE 87TH ST
006	043000	0250	7/7/04	\$420,000	1000	530	8	1952	3	5618	N	N	7013 43RD AV NE
006	043000	0240	5/3/04	\$350,000	1050	210	8	1953	3	5618	N	N	4216 NE 70TH ST
006	043000	0130	4/5/04	\$314,500	1060	0	8	1953	3	5618	N	N	7026 40TH AV NE
006	639200	2593	2/10/03	\$347,000	1060	800	8	1979	3	6000	N	N	7500 41ST AV NE
006	038100	0010	11/19/03	\$321,000	1130	540	8	1955	3	5605	N	N	4009 NE 70TH ST
006	043400	0075	8/9/04	\$380,000	1150	250	8	1950	3	7020	N	N	6548 42ND AV NE
006	043100	0100	10/8/03	\$349,000	1150	800	8	1955	3	5130	N	N	6547 37TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	043000	0120	6/17/03	\$324,000	1210	0	8	1953	3	5724	N	N	4017 NE 72ND ST
006	227900	0010	6/19/03	\$419,000	1230	650	8	1950	3	8400	N	N	7017 31ST AV NE
006	568300	0083	11/6/03	\$344,750	1230	0	8	1949	3	4725	N	N	4406 NE 65TH ST
006	278040	0065	11/18/03	\$330,000	1230	970	8	1972	3	6832	N	N	7045 40TH AV NE
006	043000	0100	6/2/04	\$439,000	1240	310	8	1952	3	5618	N	N	4304 NE 70TH ST
006	921540	0371	9/9/03	\$357,000	1240	350	8	1958	3	6720	N	N	7006 26TH AV NE
006	043100	0040	11/29/04	\$446,500	1270	1030	8	1954	3	6069	N	N	6539 36TH AV NE
006	921440	0050	8/5/03	\$394,500	1280	220	8	1957	3	5724	N	N	7229 27TH AV NE
006	043100	0135	12/13/03	\$372,000	1290	910	8	1955	3	5940	N	N	6536 37TH AV NE
006	740970	0015	5/2/03	\$467,700	1310	750	8	1929	4	4000	N	N	6849 32ND AV NE
006	044600	0181	4/24/04	\$540,000	1320	1320	8	1962	3	6944	N	N	4311 NE 82ND ST
006	043150	0280	6/2/04	\$460,000	1320	700	8	1956	3	8122	N	N	4027 NE 73RD ST
006	151660	0060	11/18/03	\$375,000	1320	290	8	1963	3	6138	N	N	7027 39TH AV NE
006	329080	0115	12/16/04	\$506,000	1340	1230	8	1948	3	8240	N	N	7341 34TH AV NE
006	043100	0110	5/22/03	\$380,000	1340	700	8	1955	3	5304	N	N	6557 37TH AV NE
006	043100	0110	10/22/03	\$380,000	1340	700	8	1955	3	5304	N	N	6557 37TH AV NE
006	521020	0288	12/16/03	\$330,000	1380	800	8	1959	3	6000	N	N	9230 41ST AV NE
006	043150	0370	5/15/03	\$446,000	1390	740	8	1956	3	8618	N	N	7145 45TH AV NE
006	043000	0065	10/29/04	\$459,950	1400	460	8	1953	3	6025	N	N	7036 43RD AV NE
006	043150	0090	9/30/03	\$424,950	1400	830	8	1956	3	6405	N	N	4408 NE 74TH ST
006	329080	0175	8/24/04	\$385,000	1410	800	8	1952	3	6180	N	N	7340 34TH AV NE
006	565260	1443	8/24/04	\$466,000	1430	790	8	1988	3	8173	N	N	9006 25TH AV NE
006	043150	0020	3/22/04	\$389,000	1430	400	8	1958	3	6900	N	N	4221 NE 75TH ST
006	043920	0060	3/17/04	\$467,500	1450	1370	8	1959	3	8040	N	N	7751 28TH AV NE
006	043150	0080	6/4/04	\$400,000	1450	670	8	1955	3	6656	N	N	7407 45TH AV NE
006	639200	2905	1/13/03	\$382,500	1460	1050	8	1978	4	6000	N	N	7538 42ND AV NE
006	639200	2591	11/10/03	\$425,000	1470	420	8	1978	3	6000	N	N	7510 41ST AV NE
006	508140	0670	2/4/04	\$451,750	1470	1040	8	1988	3	5313	Y	N	7559 30TH AV NE
006	043150	0050	11/14/03	\$320,000	1480	0	8	1958	3	7015	N	N	4313 NE 75TH ST
006	038100	0050	10/6/03	\$450,000	1500	160	8	1955	3	7095	N	N	6837 42ND AV NE
006	044400	0359	7/2/04	\$498,500	1520	200	8	1948	4	9700	N	N	8504 43RD AV NE

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	227900	0075	8/6/04	\$389,990	1540	0	8	1946	3	8239	N	N	3110 NE 70TH ST
006	797420	0782	7/8/03	\$372,000	1540	700	8	1953	3	7800	N	N	6857 40TH AV NE
006	038100	0150	5/15/03	\$482,650	1560	730	8	1952	4	5841	N	N	6826 43RD AV NE
006	043150	0130	5/1/03	\$439,000	1560	290	8	1958	3	6405	N	N	4226 NE 74TH ST
006	639200	1735	5/25/04	\$369,000	1570	470	8	1979	3	6000	N	N	7745 40TH AV NE
006	797720	0380	1/28/03	\$315,000	1570	310	8	1949	3	7956	N	N	7505 31ST AV NE
006	507140	0205	6/13/03	\$460,000	1580	820	8	1956	3	9434	N	N	8818 40TH AV NE
006	921540	0220	4/29/04	\$445,000	1580	1000	8	1960	3	6000	N	N	7215 26TH AV NE
006	043920	0005	2/16/04	\$390,000	1590	1150	8	1959	3	7200	N	N	7756 29TH AV NE
006	536320	0139	10/27/03	\$384,950	1670	0	8	1948	5	6120	N	N	3217 NE 86TH ST
006	639200	2010	10/14/04	\$399,500	1700	0	8	1967	3	6500	N	N	7525 41ST AV NE
006	565260	0530	8/16/04	\$437,500	1700	270	8	1947	3	10173	N	N	3027 NE 94TH ST
006	043150	0195	9/5/03	\$455,000	1720	810	8	1957	4	6386	N	N	4244 NE 73RD ST
006	342604	9168	7/2/03	\$477,000	1730	950	8	1958	3	12000	Y	N	8611 45TH AV NE
006	151380	0105	6/16/04	\$505,000	1790	580	8	1950	3	10525	N	N	2624 NE 82ND ST
006	254570	0170	5/11/04	\$495,500	1820	740	8	1995	3	6262	N	N	2746 NE 88TH ST
006	038100	0340	4/12/04	\$449,500	1840	670	8	1954	3	5152	N	N	6800 44TH PL NE
006	568300	0054	7/22/04	\$495,000	1870	590	8	1950	4	5628	N	N	6525 44TH AV NE
006	043500	0035	8/4/03	\$415,000	1900	240	8	1950	3	6750	N	N	6557 44TH AV NE
006	536320	0170	6/28/04	\$385,000	1920	0	8	1954	3	9384	N	N	3048 NE 86TH ST
006	510140	2445	4/28/04	\$450,000	1950	0	8	1965	3	15950	N	N	2339 NE 91ST ST
006	639200	2585	2/12/04	\$403,000	1950	0	8	1978	3	5000	N	N	7540 41ST AV NE
006	043900	0660	3/28/03	\$272,000	1960	0	8	1953	3	7707	N	N	2703 NE 86TH ST
006	521020	0235	3/20/04	\$520,500	1980	1180	8	1950	4	7350	N	N	9320 40TH AV NE
006	227900	0065	6/24/04	\$410,000	1980	0	8	1947	3	8025	N	N	7019 32ND AV NE
006	043150	0275	4/3/03	\$394,500	2020	0	8	1957	4	8184	N	N	4021 NE 73RD ST
006	684470	1715	6/18/03	\$502,525	2030	0	8	2003	3	3999	N	N	3548 NE 86TH ST
006	684470	1720	12/17/03	\$483,650	2030	0	8	2003	3	3999	N	N	3550 NE 86TH ST
006	536320	0255	7/23/03	\$435,000	2070	170	8	1940	3	8674	N	N	8901 32ND AV NE
006	020850	0120	9/18/03	\$485,000	2100	0	8	1966	3	6099	N	N	6826 38TH AV NE
006	510140	4249	9/24/04	\$540,000	2150	0	8	2003	3	5171	N	N	2323 NE 94TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	639200	0725	8/20/03	\$574,950	2180	0	8	2002	3	6000	N	N	7753 37TH AV NE
006	508140	0600	10/14/04	\$425,000	2200	0	8	1993	3	5087	N	N	2801 NE 77TH ST
006	390810	0031	4/30/04	\$432,500	2420	0	8	1994	3	6329	N	N	3703 NE 74TH PL
006	924490	0120	7/10/03	\$490,000	2530	0	8	1955	3	14400	N	N	8045 45TH AV NE
006	507140	0990	6/5/03	\$799,000	2860	770	8	2002	3	7500	Y	N	4411 NE 90TH ST
006	521020	0455	10/21/03	\$712,700	2950	690	8	2003	3	8000	Y	N	9019 45TH AV NE
006	565260	0930	7/27/04	\$730,000	3280	900	8	1968	5	10585	N	N	2713 NE 94TH ST
006	510140	0603	4/20/04	\$300,000	1430	0	9	1978	3	6838	N	N	8519 25TH AV NE
006	924490	0122	10/7/04	\$490,000	1920	400	9	1982	3	8300	N	N	8033 B 44TH AV NE
006	151380	0027	12/6/04	\$544,950	2030	0	9	2004	3	5003	N	N	2553 NE 85TH ST
006	684470	1315	5/3/04	\$659,950	2240	890	9	2003	3	4590	N	N	3550 NE 88TH ST
006	684470	1310	2/3/04	\$650,000	2240	890	9	2003	3	4590	N	N	3546 NE 88TH ST
006	521020	0237	12/13/04	\$659,000	2270	820	9	2003	3	6785	N	N	9408 40TH AV NE
006	565260	1455	7/9/04	\$655,000	2300	0	9	1999	3	6158	N	N	9009 27TH AV NE
006	565260	1130	4/26/04	\$633,000	2300	700	9	2003	3	7424	N	N	2522 NE 94TH ST
006	329080	0196	9/22/03	\$665,000	2340	440	9	2003	3	6386	N	N	7322 34TH AV NE
006	565260	1275	9/7/04	\$640,000	2420	830	9	2001	3	7139	N	N	2525 NE 94TH ST
006	151380	0025	12/6/04	\$548,000	2450	0	9	2004	3	5822	N	N	2555 NE 85TH ST
006	684470	2495	8/17/04	\$629,000	2470	740	9	2004	3	4179	N	N	3837 NE 88TH ST
006	536320	0052	12/2/04	\$609,000	2590	0	9	2001	3	7778	N	N	3249 NE 89TH ST
006	684470	2130	3/6/03	\$580,000	2690	0	9	2003	3	6120	N	N	3855 NE 86TH ST
006	369290	0105	5/17/04	\$739,000	2700	510	9	2003	3	4500	N	N	6819 28TH AV NE
006	549920	0095	6/24/03	\$600,000	2800	0	9	2001	3	3800	N	N	7045 34TH AV NE
006	565260	0784	4/2/03	\$570,000	2820	0	9	1998	3	7454	N	N	2715 NE 91ST ST
006	565260	0295	1/30/04	\$585,000	2840	0	9	2003	3	6453	N	N	3241 NE 94TH ST
006	565260	0292	2/25/03	\$550,000	2840	0	9	2002	3	7336	N	N	3239 NE 94TH ST
006	543030	0093	2/4/04	\$665,000	3050	610	9	2003	3	5588	N	N	7344 39TH AV NE
006	565260	0290	2/28/03	\$572,950	3200	0	9	2002	3	7336	N	N	3235 NE 94TH ST
006	639200	3100	12/15/03	\$602,000	3310	0	9	1984	3	6000	N	N	7756 43RD AV NE
006	142400	0100	2/24/04	\$733,000	1800	1180	10	1976	3	9120	Y	N	4243 NE 89TH ST
006	508140	0582	3/4/03	\$635,000	2230	820	10	2002	3	4971	N	N	2715 NE 77TH ST

Improved Sales Used in this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	508140	0580	11/21/03	\$630,000	2230	820	10	2002	3	5000	N	N	7551 28TH AV NE
006	508140	0581	3/31/03	\$624,950	2230	820	10	2002	3	4972	N	N	2719 NE 77TH ST
006	508140	0580	4/20/03	\$624,950	2230	820	10	2002	3	5000	N	N	7551 28TH AV NE
006	924490	0015	5/23/03	\$743,000	2310	0	10	2002	3	16410	Y	N	8245 45TH AV NE
006	436120	0075	5/11/04	\$825,000	2500	610	10	2004	3	4896	N	N	6812 36TH AV NE

Improved Sales Removed From this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
2	092504	9197	Dec-03	78949	RELATED PARTY, FRIEND, OR NEIGHBOR
2	092504	9208	Feb-04	537500	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
2	186890	1465	Apr-03	325000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
2	186890	1575	Mar-03	262000	REPRESENTATION
2	186890	1610	Aug-04	250000	NON-REPRESENTATIVE SALE
2	186890	2053	Jul-03	67207	QUIT CLAIM DEED DORRATIO
2	186890	2061	Jan-03	248000	NO MARKET EXPOSURE
2	187040	0785	Jun-04	575000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
2	187040	0815	Mar-03	615000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
2	243620	0080	May-03	341000	UNFINISHED AREA
2	243620	0090	Aug-04	310000	UNFINISHED AREA
2	243620	0670	Oct-03	425000	NO MARKET EXPOSURE
2	243620	0690	Sep-04	475000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
2	717120	0140	May-04	660000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
2	882790	0480	Nov-04	645000	NON-REPRESENTATIVE SALE
2	882790	0690	Dec-04	455000	NON-REPRESENTATIVE SALE
2	882790	0725	Jul-04	559000	DIAGNOSTIC OUTLIER
2	882790	0860	Jan-04	235000	NON-REPRESENTATIVE SALE
2	882790	1080	Oct-04	181500	QUIT CLAIM DEED DORRATIO
2	919120	1015	Dec-04	105337	DOR RATIO
2	919120	1075	Jun-04	465000	ACTIVE PERMIT BEFORE SALE>25K
2	919120	1629	Mar-04	373500	STATEMENT TO DOR
2	919120	1660	Apr-03	235000	NON-REPRESENTATIVE SALE
3	152030	0055	Dec-04	143500	DOR RATIO
3	243670	0395	Jun-04	424000	OBSOLESCENCE
3	243670	0510	Aug-04	300000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	243670	0560	Aug-04	275000	NON-REPRESENTATIVE SALE
3	318210	0200	Jan-03	297000	NO MARKET EXPOSURE
3	633800	0062	Oct-03	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
3	633800	0111	Jan-04	116494	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
3	633800	0181	Jun-04	422000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
3	633800	0290	Feb-03	195000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	710110	0080	Sep-04	525000	NO MARKET EXPOSURE
3	881540	0255	Sep-04	325000	TEAR DOWN
3	881540	0255	Jun-03	275000	TEAR DOWN
3	881540	0460	Aug-04	625000	REPRESENTATION
3	881540	0465	Jun-03	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
3	881540	1070	Feb-03	210000	%COMPLETE; DOR RATIO
3	881540	1140	Feb-03	320000	OBSOLESCENCE
3	881540	1225	Jul-03	247000	DOR RATIO
3	881990	0060	Jun-04	510000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
3	881990	0085	Jun-03	236038	QUIT CLAIM DEED DORRATIO
3	881990	0340	Nov-04	65000	QUIT CLAIM DEED DORRATIO
3	881990	0380	Dec-04	453900	ACTIVE PERMIT BEFORE SALE>25K
3	881990	0540	Dec-04	415000	DIAGNOSTIC OUTLIER
3	881990	0580	Apr-03	313000	SEGREGATION AND/OR MERGER
3	881990	0580	Aug-03	319000	TEAR DOWN
3	881990	0855	Aug-03	358000	DIAGNOSTIC OUTLIER

Improved Sales Removed From this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	038100	0305	Apr-04	420000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	042504	9046	Feb-04	460000	SEGREGATION AND/OR MERGER
6	042504	9073	Jun-03	175000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	042504	9108	Apr-04	315000	TEAR DOWN
6	042504	9111	Jun-04	601000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	043000	0265	Jun-04	212500	NON-REPRESENTATIVE SALE
6	043400	0005	Jun-03	103507	RELATED PARTY, FRIEND, OR NEIGHBOR
6	043500	0065	Aug-04	489950	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	044100	0140	Apr-04	140000	STATEMENT TO DOR
6	044200	0070	Sep-03	300000	REPRESENTATION
6	044300	0080	Oct-03	380000	OPEN SPACE DESIGNATION
6	044400	0105	Mar-03	21693	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	044400	0229	Jan-03	48500	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
6	044400	0244	Jun-04	460000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	044600	0085	Mar-04	395000	ACTIVE PERMIT BEFORE SALE>25K
6	151380	0038	Oct-04	650000	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
6	151380	0038	Sep-03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	151380	0039	Sep-03	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	151380	0090	Jul-04	230000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	221550	0005	Apr-04	101100	RELATED PARTY, FRIEND, OR NEIGHBOR
6	221550	0165	Jun-03	390000	RELOCATION - SALE BY SERVICE
6	221550	0165	Jun-03	390000	RELOCATION - SALE TO SERVICE
6	227900	0060	Nov-04	523000	QUESTIONABLE BY APPRAISAL
6	254570	0080	May-04	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	271060	0125	Nov-04	335000	OBSOLESCENCE
6	278040	0020	Apr-04	143224	RELATED PARTY, FRIEND, OR NEIGHBOR
6	332750	0035	Feb-03	320000	NON-REPRESENTATIVE SALE
6	332750	0040	Apr-04	87870	RELATED PARTY, FRIEND, OR NEIGHBOR
6	332750	0060	Jul-03	14434	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	436120	0075	Apr-03	230000	DOR RATIO
6	508140	0395	May-03	180000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	510140	2480	Sep-03	287000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	510140	2480	Oct-03	315000	NO MARKET EXPOSURE
6	510140	2486	Jul-03	265500	NON-REPRESENTATIVE SALE
6	510140	2490	Jan-03	218000	NON-REPRESENTATIVE SALE
6	510140	2516	Nov-04	395000	TEAR DOWN
6	510140	4246	Oct-04	619950	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
6	510140	4247	Oct-04	629950	% COMPLETE; ACTIVE PERMIT BEFORE SALE>25K
6	521020	0191	Jul-03	389000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	521020	0216	Jun-03	440000	RELOCATION - SALE BY SERVICE
6	521020	0216	Jun-03	440000	RELOCATION - SALE TO SERVICE
6	536320	0020	Jun-04	265000	TEAR DOWN
6	536320	0043	Dec-04	220000	PREVIMP<=10K
6	536320	0167	Mar-03	78856	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	543030	0036	Nov-04	159828	RELATED PARTY, FRIEND, OR NEIGHBOR
6	543030	0180	Jun-04	326000	NON-REPRESENTATIVE SALE
6	565260	0260	Jun-03	449950	RELOCATION - SALE BY SERVICE
6	565260	0260	May-03	449950	RELOCATION - SALE TO SERVICE

Improved Sales Removed From this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	565260	0410	Mar-03	73014	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
6	565260	0415	Sep-03	200100	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	565260	0415	Jul-03	193919	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	565260	0740	Jan-03	319000	OBSOLESCENCE
6	565260	0935	Feb-04	280000	UNFINISHED AREA
6	565260	1045	Jul-03	35642	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	565260	1060	Jan-03	196000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	565260	1256	Jun-03	255000	NO MARKET EXPOSURE
6	565260	1273	Feb-04	679000	RELOCATION - SALE BY SERVICE
6	565260	1273	Jan-04	679000	RELOCATION - SALE TO SERVICE
6	565260	1440	Nov-03	265000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	565260	1440	Apr-03	300000	EXEMPT FROM EXCISE TAX
6	565310	0031	Sep-03	186000	%COMPLETE; DOR RATIO
6	639200	0560	Jan-03	145000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	639200	0740	Aug-03	275000	NON-REPRESENTATIVE SALE
6	639200	1910	Oct-04	427000	NON-REPRESENTATIVE SALE
6	639200	1910	Oct-04	427000	NON-REPRESENTATIVE SALE
6	639200	3330	Jul-04	270000	TEAR DOWN
6	639200	3647	Jul-04	768000	RELOCATION - SALE BY SERVICE
6	639200	3647	May-04	768000	RELOCATION - SALE TO SERVICE
6	676920	0045	Jun-03	338000	QUESTIONABLE PER SALES IDENTIFICATION
6	684470	0355	Apr-04	204000	REPRESENTATION
6	684470	0475	Dec-03	7500	DOR RATIO
6	684470	0505	Dec-03	20000	DOR RATIO
6	684470	0575	Aug-03	200000	PREVIMP<=10K
6	684470	0620	Nov-03	320000	% COMPLETE
6	684470	0914	Mar-03	226900	BANKRUPTCY - RECEIVER OR TRUSTEE
6	684470	0945	Jul-04	371000	ACTIVE PERMIT BEFORE SALE>25K
6	684470	0945	Mar-04	235000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	684470	0945	Oct-03	225241	EXEMPT FROM EXCISE TAX
6	684470	1990	Oct-03	150000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	2210	Jun-04	62870	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	2360	Aug-03	339950	IMP. CHARACTERISTICS CHANGED SINCE SALE
6	684470	2490	Jul-03	370000	SEGREGATION AND/OR MERGER
6	684470	2680	Apr-04	290000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	684470	3161	Sep-03	156569	QUIT CLAIM DEED DORRATIO
6	684470	3500	Sep-03	400000	SEGREGATION AND/OR MERGER
6	684470	3516	Jun-03	295000	UNFINISHED AREA
6	740970	0505	Jul-03	93223	QUIT CLAIM DEED DORRATIO
6	740970	0555	Apr-03	251500	MULTI-PARCEL SALE
6	741020	0061	Nov-04	330000	UNFINISHED AREA
6	741020	0085	May-04	501000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	742070	0095	Sep-04	76000	1031 TRADE; STATEMENT TO DOR
6	742070	0095	Aug-04	290000	QUIT CLAIM DEED; TRADE
6	792010	0084	Nov-03	210330	1031 TRADE
6	797420	0930	Oct-03	319000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	797720	0313	Feb-04	579000	AV CHANGED DUE TO APPEAL
6	797720	0315	Feb-04	579000	AV CHANGED DUE TO APPEAL

Improved Sales Removed From this Annual Update Analysis
Area 45
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	797720	0590	Jan-04	318950	UNFINISHED AREA
6	797720	1115	Jul-04	320500	1031 TRADE
6	797720	1706	Aug-04	415000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	797720	1765	Sep-04	500000	SEGREGATION AND/OR MERGER
6	858540	0035	Oct-04	349000	QUESTIONABLE BY APPRAISAL
6	885300	0005	Feb-03	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	885300	0045	Feb-03	315000	PROPERTY SOLD DIFFERENT FROM PROPERTY ASSESSED
6	893810	0120	Jun-04	137050	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	921290	0090	Jul-04	383100	ACTIVE PERMIT BEFORE SALE>25K
6	921290	0570	Jun-03	280000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	921490	0145	Feb-03	59283	QUIT CLAIM DEED; STATEMENT TO DOR



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr